

Abandoned Farm Areas in New York

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Agricultural Economics and Farm Management, Cornell University)



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CONTENTS

	PAGE
Uses of land in New York State	7
Land that disappeared from farms in New York	7
Why the land was abandoned	15
More production from fewer acres	16
Future production	17
New York agriculture not decadent	18
Studies of abandoned farm areas in New York	19
Connecticut Hill area	20
Location	20
Description	22
Livestock	23
Machinery	23
Real estate	23
Condition of buildings	25
The people	28
Absentee owners	32
Utilization of the land	32
Farm operations	36
Taxation	42
Contribution of the agriculture of the area	42
Bald Mountain area	44
Location	44
Description	44
Livestock	46
Machinery	47
Real estate	47
Condition of buildings	48
The people	49
Absentee owners	51
Utilization of the land	52
Farm operations	55
Taxation	58
Contribution of the agriculture of the area	59
Comparison of the farming operations in 1906 with those in 1925	61
Bull Hill area	62
Location	62
Description	62
Livestock	63
Machinery	64
Real estate	65
Condition of buildings	65
The people	68
Absentee owners	72
Utilization of the land	73
Farm operations of the foreign-born farmers	76
Farm operations of the American-born farmers	80
Comparison of farms of foreign-born and of American-born operators	82
Taxation	86
Contribution of the agriculture of the area	86
Swale area	90
Location	90
Description	90
Livestock	92
Machinery	93
Real estate	93
Condition of buildings	94
The people	96
Absentee owners	98

	PAGE
Swale area (<i>concluded</i>):	
Utilization of the land.....	99
Farm operations.....	100
Taxation.....	104
Contribution of the agriculture of the area.....	106
Summer Hill area.....	107
Location.....	107
Description.....	107
Livestock.....	109
Machinery.....	109
Real estate.....	110
Condition of buildings.....	110
The people.....	113
Absentee owners.....	115
Utilization of the land.....	116
Farm operations.....	118
Taxation.....	120
Contribution of the agriculture of the area.....	120
Summer Hill Turnpike.....	125
Description.....	125
Farm capital.....	125
The people.....	126
Utilization of the land.....	128
Farm operations.....	129
Taxation.....	132
Comparison of farm operations in Summer Hill area with those on Summer Hill Turnpike, 1926.....	133
South Bradford area.....	134
Location.....	134
Description.....	134
Farm capital.....	136
Condition of buildings.....	136
The people.....	137
Absentee owners.....	140
Utilization of the land.....	140
Taxation.....	143
Sugar Hill area.....	145
Location.....	145
Description.....	145
Farm capital.....	145
Condition of buildings.....	147
The people.....	148
Absentee owners.....	150
Utilization of the land.....	150
Taxation.....	153
Virgil area.....	154
Location.....	154
Description.....	154
Farm capital.....	156
Condition of buildings.....	157
The people.....	158
Absentee owners.....	161
Utilization of the land.....	161
Taxation.....	163
Smyrna area.....	165
Location.....	165
Description.....	165
Farm capital.....	167
Condition of buildings.....	168
The people.....	170
Absentee owners.....	171
Utilization of the land.....	172
Taxation.....	174

	PAGE
Berne area.....	176
Location.....	176
Description.....	176
Livestock.....	176
Machinery.....	176
Real estate.....	178
Condition of buildings.....	179
The people.....	180
Absentee owners.....	183
Utilization of the land.....	183
Farm operations.....	185
Taxation.....	189
Contribution of the agriculture of the area.....	189
Decatur area.....	191
Location.....	191
Description.....	191
Livestock.....	191
Machinery.....	193
Real estate.....	193
Condition of buildings.....	194
The people.....	196
Absentee owners.....	198
Utilization of the land.....	198
Farm operations.....	200
Taxation.....	203
Contribution of the agriculture of the area.....	204
Parish area.....	206
Location.....	206
Description.....	206
Livestock.....	206
Machinery.....	208
Real estate.....	208
Condition of buildings.....	208
The people.....	210
Absentee owners.....	212
Utilization of the land.....	213
Farm operations.....	214
Taxation.....	218
Contribution of the agriculture of the area.....	218
Ohio area.....	220
Location.....	220
Description.....	220
Livestock.....	222
Machinery.....	222
Real estate.....	223
Condition of buildings.....	223
The people.....	225
Absentee owners.....	226
Utilization of the land.....	226
Farm operations.....	229
Taxation.....	233
Contribution of the agriculture of the area.....	233
Areas in which the use and condition of buildings, and the use of land along the roadside, were ascertained.....	235
Summary.....	248
Population.....	250
Utilization of the land.....	252
Buildings.....	253
Value of property on occupied farms.....	253
Income.....	253
Value of products sold or used.....	255

	PAGE
Land values and taxes.....	256
How may the land be brought into use?.....	256
Prices of lumber.....	259
Freight paid on lumber consumed in New York State.....	260
What would become of the present settlers if the land were taken for forests?...	261
The taxation problem.....	261
Appendix.....	262
Tables.....	262
Utilization of land along the roadside, in 100-foot units, as obtained with a crop-meter in abandoned farm areas in New York.....	262
Use and condition of buildings, abandoned farm areas in New York.....	266
Combinations of buildings in abandoned farm areas in New York.....	273
Record blanks.....	280
Blank used for all occupied farms in Connecticut Hill, Bald Mountain, Bull Hill, Swale, Summer Hill, Berne, Decatur, Parish, and Ohio areas.	280
Blank used for all occupied farms in South Bradford, Sugar Hill, Virgil, and Smyrna areas.....	284
Blank used for vacant farms in all areas in which records were taken....	285

ABANDONED FARM AREAS IN NEW YORK ¹

LAWRENCE M. VAUGHAN

USES OF LAND IN NEW YORK STATE

Nearly two-thirds of the land in New York is in farms. Of the farm land, nearly one-half is in harvested crops other than pasture and woods (table 1).

TABLE 1. APPROXIMATE ACREAGES OF LAND IN NEW YORK

	Acres
Crops harvested in 1924.....	8,290,335
Land on which crops failed in 1924.....	91,041
Crop land idle or fallow in 1924 (nearly all idle, very little fallow in this State).....	706,287
Pasture, plowable.....	2,080,544
Pasture, woodland.....	2,025,249
Pasture, other.....	3,297,710
Woodland not pastured.....	1,780,380
Other land in farms.....	998,380
Total land in farms.....	19,269,926
Land in farms in 1880, but now abandoned or taken for city, village, or other uses.....	4,510,828
All other land, occupied before 1880 by cities or mountains, or otherwise.....	6,717,806
Total land area of State.....	30,498,560

Pasture occupies nearly one-fourth of the total area of the State, but part of this is woodland pasture. One-eighth of the State is in farm woodland, but more than half of these woods are pastured.

LAND THAT DISAPPEARED FROM FARMS IN NEW YORK

According to the United States Census, the area of land in farms in New York in 1880 was 23,780,754 acres, whereas the amount of land in farms in 1925 was 19,269,926. More than 4,500,000 acres disappeared from farms in forty-five years.

For the thirty-year period from 1880 to 1910, an average of 60,000 acres a year was abandoned; from 1910 to 1920, 140,000 acres a year; and during the years 1920 to 1925, 270,000 acres a year. On the average, during the forty-five-year period there was a reduction in farm land of 100,000 acres a year. Even in the period of rising prices, a large amount of land was abandoned (table 2). Idle land that is part of an occupied farm is not included in the abandoned area. In the abandoned-farm areas, many farms are still occupied but are little used.

Farm land has been abandoned for farming purposes in all counties of the State, but not to the same extent nor for the same reasons. Abandon-

¹ Also presented to the Faculty of the Graduate School of Cornell University, October, 1928, as a thesis in partial fulfillment of the requirements for the degree of doctor of philosophy.

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TABLE 2. LAND IN FARMS IN NEW YORK, AS REPORTED BY THE UNITED STATES CENSUS

Year	Number of farms	Acres	Acres disappeared	
			Total	Per year
1850.....	170,621	19,119,084	.....	.....
1860.....	196,990	20,974,958	.....	.....
1870.....	216,253	22,190,810	.....	.....
1880.....	241,058	23,780,754	.....	.....
1890.....	226,223	21,961,562	1,750,387	60,000
1900.....	226,720	22,648,109	.....	.....
1910.....	215,597	22,030,367	.....	.....
1920.....	193,195	20,632,803	1,397,564	140,000
1925.....	188,754	19,269,926	1,362,877	270,000
Total.....	.....	.....	4,510,828	.....
Average.....	.....	.....	.....	100,000

ment has been heaviest in the counties around the Adirondack and Catskill Mountains, and around New York City (figures 1 and 2). More than 25 per cent of the land formerly in farms has been abandoned in each of the counties included in these areas. About 836,000 acres of the land that disappeared from farms is south of Ulster County. Most of this land is now in city or suburban use. More than 1,500,000 acres of the farm

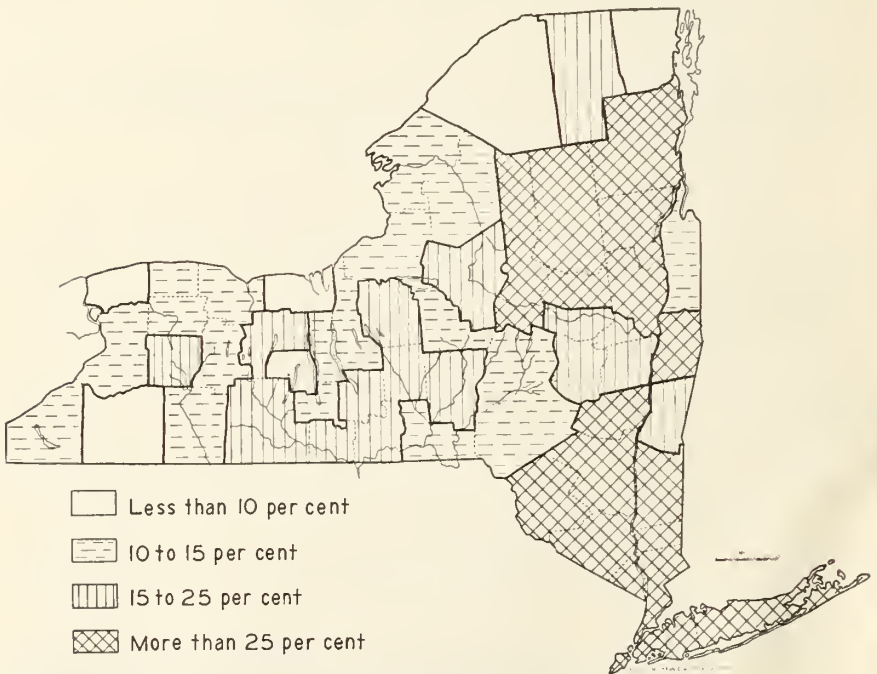


FIGURE 1. PERCENTAGE OF LAND THAT DISAPPEARED FROM FARMS FROM PEAK TO 1925

land abandoned is in the sixteen Adirondack and Catskill forest-preserve counties.

In south-central New York, the abandonment has been from 15 to 25 per cent. In this region there are many scattered areas of abandoned farms. These abandoned areas are located at the higher elevations and are separated by the intervening valleys.

The rate of abandonment has increased in all sections of the State, but not at the same rate. During the thirty-year period from 1880 to 1910, nearly a third of the abandonment was in the Metropolitan section (table 3). Although abandoned for farm purposes, much of this land has been taken on by the expansion of the metropolitan area. In the next ten-year period, from 1910 to 1920, the rate of abandonment in this section actually decreased (table 4). During the five years from 1920 to 1925, the rate again increased, reaching four times that of the preceding ten years.

In the Catskill section the abandonment has been much greater in the more recent years than in the years prior to 1910. During all periods, from one-fifth to one-quarter of the total abandonment in the State has been in the Adirondack section (table 3).

For the ten-year period from 1910 to 1920, the abandonment in all sections except the Mohawk Valley and the Metropolitan section was increasing at a rate greater than the average for the State. In the next

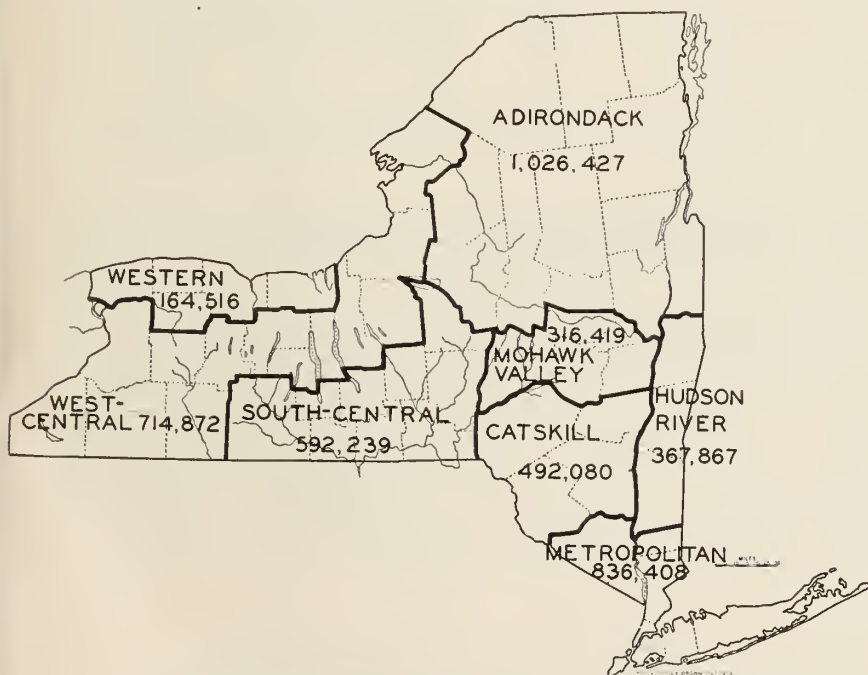


FIGURE 2. LOCATION OF THE 4,510,828 ACRES OF LAND THAT DISAPPEARED FROM FARMS FROM 1880 TO 1925

TABLE 3. LAND THAT DISAPPEARED FROM FARMS IN NEW YORK

Section	1880 to 1910		1910 to 1920		1920 to 1925	
	Acres disappeared		Acres disappeared		Acres disappeared	
	Number	Per cent	Number	Per cent	Number	Per cent
Western.....	48,933	2.8	67,768	4.8	47,815	3.5
West-Central.....	225,795	12.9	273,417	19.6	215,660	15.8
South-Central.....	219,791	12.6	216,871	15.5	155,577	11.4
Adirondack.....	366,099	20.9	376,481	27.1	283,847	20.8
Hudson River.....	119,542	6.8	119,412	8.5	128,913	9.5
Mohawk Valley.....	161,496	9.2	67,792	4.8	87,131	6.4
Catskill.....	79,597	4.5	173,762	12.4	238,721	17.5
Metropolitan.....	529,134	30.3	102,061	7.3	205,213	15.1
State.....	1,750,387	100.0	1,397,564	100.0	1,362,877	100.0

TABLE 4. RATE OF DISAPPEARANCE OF LAND FROM FARMS IN NEW YORK

Section	1880 to 1910	1910 to 1920		1920 to 1925	
	Acres disappeared per year	Acres disappeared per year	Per cent increase in rate over preceding period	Acres disappeared per year	Per cent increase in rate over preceding period
Western.....	1,631	6,777	315.5	9,563	41.1
West-Central.....	7,526	27,342	263.3	43,132	57.7
South-Central.....	7,326	21,687	196.0	31,115	43.5
Adirondack.....	12,203	37,648	208.5	56,769	50.8
Hudson River.....	3,985	11,941	199.6	25,783	115.9
Mohawk Valley.....	5,383	6,779	25.9	17,426	157.1
Catskill.....	2,653	17,376	555.0	47,744	174.8
Metropolitan.....	17,638	10,206	(-42.1)	41,043	302.1
State.....	58,346	139,756	137.8	272,575	95.0

five-year period, nearly half of the land that disappeared from farms was in the four sections south of the Mohawk Valley, and these four sections were the only ones increasing their abandonment at a rate more rapid than the average for the State (table 4).

The peak of the land in farms did not occur in all counties in 1880. The counties around New York City and in that vicinity had more land in farms in 1850 than at any time since. There were five other counties which reached their peak prior to 1880, and eleven which did not reach their peak until after 1880. Practically all of the counties to the west and north of the Adirondacks were not fully settled until 1900 and later. Consequently, the actual amount of land abandoned, when computed from the peak of individual counties, is 4,885,652 acres, instead of 4,510,828 acres as computed from 1880. Township figures would indicate an even greater abandonment (tables 5, 6, 7, and 8).

ABANDONED FARM AREAS IN NEW YORK

11

TABLE 5. ACRES OF LAND IN FARMS IN NEW YORK

County	1850	1860	1870	1880	1890	1900	1910	1920	1925
Albany.....	297,382	304,843	312,607	306,257	293,732	298,666	280,829	278,231	246,145
Allegany.....	378,289	308,325	391,928	609,544	570,135	593,888	585,015	506,280	545,479
Bronx†.....	.....	.....	.....	.....	.....	.....	.....	1,252	738
Broome.....	289,402	368,230	372,509	420,309	400,170	417,022	411,475	384,832	363,919
Cattaraugus.....	468,709	554,413	643,061	640,029	637,709	672,561	669,900	645,088	631,254
Cayuga.....	398,496	406,508	412,877	426,855	398,695	413,924	411,170	306,264	371,994
Chautauque.....	592,314	598,247	623,456	660,852	601,510	614,303	613,000	593,606	581,597
Chemung†.....	233,272	194,003	221,515	245,966	213,591	233,976	226,772	208,813	207,991
Chemung†.....	501,991	533,257	533,345	603,922	526,762	543,884	539,084	512,886	478,406
Clinton.....	315,082	315,100	335,519	417,997	400,914	435,825	450,324	445,290	414,560
Columbia.....	359,549	399,867	373,170	408,475	373,694	375,904	374,415	340,387	314,822
Cortland.....	266,759	307,361	307,361	318,412	309,540	303,254	299,707	282,382	267,211
Delaware.....	644,904	730,859	759,322	736,903	708,815	703,254	708,197	745,026	698,217
Dutchess.....	475,127	472,273	400,125	400,621	450,985	406,453	404,202	430,730	325,020
Erie.....	462,706	531,539	555,493	614,665	552,783	571,084	571,386	535,052	523,268
Essex§.....	303,561	444,264	450,538	418,080	410,968	401,912	359,008	310,596	282,744
Franklin.....	107,349	331,449	331,477	257,761	355,951	429,437	429,437	408,135	331,605
Fulton.....	164,535	200,078	203,489	283,086	208,951	208,687	205,845	196,268	175,258
Genesee.....	273,579	278,761	279,430	311,698	276,925	294,316	289,187	270,617	271,357
Greene.....	334,418	332,305	339,108	355,472	327,629	337,909	309,124	282,449	263,577
Hamilton§.....	37,532	51,519	98,128	99,321	72,215	63,832	56,487	36,441	38,910
Herkimer.....	340,182	404,237	380,553	454,389	361,142	383,180	371,060	334,277	324,926
Jefferson.....	508,339	804,410	607,507	726,783	718,318	745,093	732,801	696,145	638,061
Kings†.....	20,862	17,037	12,029	10,287	12,406	6,480	1,443	1,088	300
Lewis.....	233,951	285,991	434,217	463,074	453,875	404,105	475,033	437,208	441,553
Livingston*.....	310,700	367,078	370,930	385,685	372,610	373,600	389,536	353,479	339,487
Madison.....	456,595	359,748	389,319	304,202	380,541	388,866	381,434	362,459	348,162
Monroe.....	386,496	373,949	395,189	388,704	359,710	381,941	385,206	359,877	343,823
Montgomery.....	239,128	236,122	242,261	286,641	237,210	236,934	234,041	227,035	218,148
Nassau**.....	.....	.....	.....	.....	.....	.....	55,753	59,353	42,991
New York††.....	2,073	1,585	1,251	2,391	528	8,452	1,905	1,338	72
Niagara.....	286,792	303,661	302,469	306,749	297,775	305,456	305,800	280,691	287,108
Oneida.....	666,241	632,779	653,542	709,306	663,946	657,748	690,431	611,634	569,745
Onondaga.....	430,571	433,163	437,212	492,193	439,092	453,924	437,658	429,831	408,310
Ontario.....	395,377	379,859	401,272	394,052	383,700	405,093	387,950	368,940	340,265
Orange.....	423,608	379,583	418,202	499,817	394,021	402,510	384,145	350,268	310,780
Orleans.....	217,454	238,498	223,864	252,026	227,025	237,060	232,862	230,877	222,157
Oswego.....	393,280	393,176	477,262	500,164	476,515	492,935	491,998	402,522	440,045
Otsego.....	548,162	619,223	600,488	641,050	593,169	612,224	592,531	573,287	547,428
Putnam.....	126,845	129,970	127,208	139,022	134,225	133,899	109,703	113,010	53,560
Queens†.....	109,610	159,113	154,165	166,211	110,087	25,649	14,588	14,148	5,840

* Part of Allegany County was annexed to Livingston County in 1856.

† Bronx County was organized from part of New York County in 1914.

‡ Schuylcr County was formed from Steuben, Tompkins, and Chenung Counties in 1854.

§ Part of Essex County was annexed to Hamilton County, and part of Hamilton County was annexed to Essex County, in 1915.

¶ Part of Fulton County was annexed to Hamilton County in 1860.

** Nassau County was organized from part of Queens County in 1890.

†† Parts of Westchester County were annexed to New York County in 1873 and 1895.

TABLE 5 (concluded)

County	1850	1860	1870	1880	1890	1900	1910	1920	1925
Rensselaer.....	349,746	346,817	358,843	424,605	363,291	365,007	365,542	307,630	315,992
Richmond.....	15,174	14,595	17,436	16,307	13,062	11,724	5,320	4,230	3,507
Rockland.....	77,403	66,336	56,172	79,379	66,525	62,050	52,117	40,140	39,424
St. Lawrence.....	639,713	850,103	985,088	1,002,924	1,047,029	1,008,798	1,061,516	1,047,151	1,012,440
Saratoga.....	412,089	420,613	410,409	401,446	404,576	406,079	392,185	336,846	318,198
Schenectady.....	105,831	119,652	123,673	125,436	117,009	119,577	106,251	102,542	94,455
Schoharie.....	311,189	309,688	373,327	395,840	370,264	367,023	371,076	344,841	332,629
Schuyler†.....	202,473	187,946	187,946	196,048	189,318	196,718	190,032	170,002	173,165
Seneca.....	167,478	183,988	193,880	204,258	184,535	194,591	191,105	188,210	179,722
Steuben†.....	675,306	715,468	759,066	801,446	780,812	825,334	818,373	759,364	725,391
Suffolk.....	353,904	364,253	320,014	308,897	253,794	276,860	178,063	159,249	159,303
Sullivan.....	236,255	324,978	395,067	471,662	457,886	478,783	451,216	414,841	298,303
Tioga.....	221,351	270,175	280,374	293,312	293,950	395,061	273,022	281,272	267,641
Tompkins†.....	327,497	268,494	283,419	324,536	276,696	285,721	273,022	253,781	233,938
Ulster.....	440,907	432,875	459,677	540,736	485,398	522,113	496,795	408,798	352,506
Warren.....	221,840	243,072	347,177	336,180	297,553	286,945	250,349	214,215	181,835
Washington.....	402,044	443,076	465,545	400,879	451,591	454,502	446,456	434,167	423,820
Wayne.....	331,460	243,870	353,377	300,791	343,654	383,211	357,860	316,205	331,007
Westchester††.....	251,920	259,144	242,584	255,774	243,654	383,211	345,837	304,022	72,703
Wyoming.....	350,280	346,380	301,588	415,244	350,860	307,594	373,444	349,728	350,074
Yates.....	180,590	202,758	199,778	209,357	196,255	203,568	264,214	198,613	194,674
State.....	19,119,084	20,975,958	22,190,810	23,786,754	21,961,562	22,648,109	22,030,367	20,632,893	19,269,926

† Schuyler County was formed from Steuben, Tompkins, and Chemung Counties in 1854.

†† Parts of Westchester County were annexed to New York County in 1873 and 1895.

TABLE 6. INDEX NUMBERS OF LAND IN FARMS IN NEW YORK (1880 = 100)

County	1850	1860	1870	1880	1890	1900	1910	1920	1925
Albany.....	97	100	102	100	96	98	95	91	80
Allegany.....	62	83*	97	100	94	97	96	93	89
Broome.....	69	73	89	100	95	99	98	92	87
Cattaraugus.....	73	86	100	100	99	104	104	100	98
Cayuga.....	93	95	97	100	93	97	96	93	87
Chautauqua.....	90	91	94	100	91	93	93	90	88
Chemung.....	95	79*	90	100	87	95	92	85	85
Chenango.....	83	88	88	100	87	90	89	85	79
Clinton.....	56	75	85	100	96	104	108	107	99
Columbia.....	88	98	91	100	91	92	92	83	77
Cortland.....	82	93	97	100	97	95	94	89	84
Delaware.....	88	99	103	100	108	108	104	101	95
Dutchess.....	97	96	94	100	92	95	95	89	66
Erie.....	75	86	90	100	90	93	93	88	85
Essex.....	73	106	109	100	98	96	86	74*	68
Franklin.....	47	90	93	100	99	120	120	114	98
Fulton.....	58	71	93*	100	74	74	73	69	62
Genesee.....	88	89	90	100	89	94	93	89	87
Greene.....	88	93	95	100	92	95	87	80	74
Hamilton.....	38	52	99*	100	73	64	57	37*	33
Herkimer.....	75	89	84	100	79	84	82	74	72
Jefferson.....	82	111	96	100	99	103	101	96	91
Lewis.....	50	62	94	100	98	107	103	94	95
Livingston.....	82	95*	96	100	97	97	101	92	88
Madison.....	116	91	99	100	97	99	97	92	88
Monroe.....	99	96	102	100	93	98	99	93	89
Montgomery.....	83	82	85	100	83	83	82	79	76
Niagara.....	92	99	99	100	97	100	100	94	94
Oneida.....	94	89	92	100	94	93	97	86	80
Onondaga.....	87	88	89	100	89	92	89	87	83
Ontario.....	93	96	102	100	97	103	98	94	86
Orange.....	85	76	84	100	79	81	77	70	62
Orleans.....	86	90	89	100	90	94	92	92	88
Oswego.....	73	79	95	100	95	99	98	92	80
Otsego.....	86	97	95	100	93	96	92	89	85
Putnam.....	87	93	92	100	97	96	79	81	39
Rensselaer.....	82	82	85	100	86	86	86	72	74
St. Lawrence.....	60	80	93	100	99	101	100	99	95
Saratoga.....	89	91	89	100	88	88	85	73	69
Schenectady.....	84	95	99	100	93	95	85	82	75
Schoharie.....	79	93	94	100	94	93	94	87	84
Schuyler.....	.....	103*	96	100	97	100	97	90	88
Seneca.....	82	90	95	100	90	95	94	92	88
Steuben.....	78	83*	88	100	91	96	95	88	84
Sullivan.....	50	69	84	100	97	102	96	88	63
Tioga.....	68	83	86	100	91	94	92	87	82
Tompkins.....	112	92*	97	100	94	97	93	87	80
Ulster.....	82	80	85	100	90	97	92	76	65
Warren.....	66	72	103	100	89	85	74	64	54
Washington.....	82	90	95	100	92	93	91	88	86
Wayne.....	92	68	98	100	95	101	99	96	92
Wyoming.....	84	83	87	100	86	89	90	84	84
Yates.....	89	97	95	100	94	97	98	95	93
Metropolitan section†.....	106	105	96	100	80	79	54	46	33
State.....	80	88	93	100	92	95	93	87	81

* See footnotes to table 5.

† Includes Bronx, Kings, Nassau, New York, Queens, Richmond, Rockland, Suffolk, and Westchester Counties.

TABLE 7. ACRES OF LAND THAT DISAPPEARED FROM FARMS IN NEW YORK

County	Disappeared from 1880 to 1925		County	Disappeared from 1880 to 1925	
	Acres	Per cent		Acres	Per cent
Albany.....	60,112	19.6	Niagara.....	19,641	6.4
Allegany.....	64,065	10.5	Oneida.....	139,651	19.7
Broome.....	56,390	13.4	Onondaga.....	83,874	17.0
Cattaraugus.....	14,775	2.3	Ontario.....	53,787	13.6
Cayuga.....	54,861	13.0	Orange.....	189,037	37.8
Chautauqua.....	79,255	12.0	Orleans.....	29,869	11.9
Chemung.....	37,975	15.4	Oswego.....	53,519	10.7
Chenango.....	125,426	20.8	Otsego.....	93,622	14.6
Clinton.....	4,437	1.1	Putnam.....	85,462	61.5
Columbia.....	93,653	22.9	Rensselaer.....	108,613	25.6
Cortland.....	51,201	16.1	St. Lawrence.....	50,475	4.8
Delaware.....	38,686	5.3	Saratoga.....	143,248	31.0
Dutchess.....	105,601	33.8	Schenectady.....	30,681	24.7
Erie.....	91,427	14.9	Schoharie.....	63,211	16.0
Essex.....	135,342	32.4	Schuyler.....	22,883	11.7
Franklin.....	6,156	1.7	Seneca.....	24,536	12.0
Fulton.....	108,428	38.2	Steuben.....	136,055	15.8
Genesee.....	40,341	12.9	Sullivan.....	173,359	36.8
Greene.....	91,895	25.9	Tioga.....	56,895	17.5
Hamilton.....	66,302	66.8	Tompkins.....	59,374	20.2
Herkimer.....	129,463	28.5	Ulster.....	188,140	34.8
Jefferson.....	68,722	9.5	Warren.....	154,345	45.9
Lewis.....	21,521	4.6	Washington.....	67,059	13.7
Livingston.....	46,198	12.0	Wayne.....	29,784	8.3
Madison.....	46,040	11.7	Wyoming.....	65,170	15.7
Monroe.....	44,881	11.6	Yates.....	14,683	7.0
Montgomery.....	68,493	23.9	Metropolitan section*.....	561,909	67.8
			State.....	4,510,828	19.0

Disappeared from peak to 1925 in counties not reaching peak in 1880

County	Peak year	Acres	Per cent
Albany.....	1870	66,462	21.3
Cattaraugus.....	1900	41,307	6.1
Clinton.....	1910	36,764	8.2
Delaware.....	1800	100,598	12.6
Essex.....	1870	173,794	38.1
Franklin.....	1900	77,847	18.1
Jefferson.....	1900	87,032	11.7
Lewis.....	1900	52,612	10.6
Livingston.....	1910	50,049	12.8
Monroe.....	1870	51,366	13.0
Ontario.....	1900	64,738	16.0
St. Lawrence.....	1900	56,349	5.3
Schuyler.....	1860	29,308	14.5
Sullivan.....	1900	180,480	37.8
Warren.....	1870	165,342	47.6
Wayne.....	1900	32,204	8.9
Metropolitan section*.....	1850	614,254	67.0

* Includes Bronx, Kings, Nassau, New York, Queens, Richmond, Rockland, Suffolk, and Westchester Counties.

TABLE 8. RATIO OF THE ACREAGE IN FARMS IN NEW YORK AS REPORTED BY THE UNITED STATES CENSUS OF 1925, TO THE ACREAGE IN FARMS AS REPORTED IN 1880, BY COUNTIES

County	Ratio	County	Ratio
Metropolitan section*	32.2	Chemung	84.6
Hamilton	33.2	Erie	85.1
Putnam	38.5	Otsego	85.4
Warren	54.1	Washington	86.3
Fulton	61.8	Ontario	86.4
Orange	62.2	Broome	86.6
Sullivan	63.2	Cayuga	87.1
Ulster	65.2	Genesee	87.1
Dutchess	66.2	Chautauqua	88.0
Essex	67.6	Livingston	88.0
Saratoga	68.9	Seneca	88.0
Herkimer	71.5	Orleans	88.1
Greene	74.1	Madison	88.3
Rensselaer	74.4	Schuyler	88.3
Schenectady	75.3	Monroe	88.4
Montgomery	76.1	Oswego	89.3
Columbia	77.1	Allegany	89.5
Chenango	79.2	Jefferson	90.5
Tompkins	79.7	Wayne	91.7
Oneida	80.3	Yates	93.0
Albany	80.4	Niagara	93.6
Tioga	82.5	Delaware	94.7
Onondaga	82.9	St. Lawrence	95.2
Cortland	83.9	Lewis	95.4
Schoharie	84.0	Cattaraugus	97.7
Steuben	84.2	Franklin	98.3
Wyoming	84.3	Clinton	98.9

* Includes Bronx, Kings, Nassau, New York, Queens, Richmond, Rockland, Suffolk, and Westchester Counties.

WHY THE LAND WAS ABANDONED

New York State was settled with great rapidity soon after the American Revolution. Many people were anxious to obtain land, and they settled practically all of the land regardless of its quality. Some income was obtained from the sale of timber, while the land was being cleared.

Crop yields in these poor areas were never very good. This is verified by census returns and by a comparison of the size of barns and corncribs with those in more prosperous districts. The burning of the forest provided a little lime and potash for the surface soil, and the decaying tree roots left the soil in a friable condition so that it was somewhat easier to produce crops for a few years after clearing than at the present time.

Abandonment in most of the poor areas began almost as soon as settlement was completed. The abandonment of this land was due primarily to the natural characteristics of the soil. Changed economic conditions have contributed to the process.

When this land was settled, there was no transportation to the Middle West. Population was dense on the Atlantic seaboard, and the pressure of the population on the food supply was much greater than at present. Under those conditions much land was cleared and farmed which should have been left in forest. Later the opening of the West made available large areas of fertile level land with which the poor land of these areas could not compete in food production.

Another reason for the shift of food production from poor to good land is that poor land is usually not well adapted to the use of grain binders, potato planters, tractors, and other labor-saving machinery.

*machinery is an essential
on rough land impracticable.*

At the time when this land was settled, commercial fertilizers and tile drains were unknown and lime was not available for agricultural use. Much of the best level land required drainage before it could be used, but with drainage it became very superior land. On most of the abandoned land it would be much more expensive to lay tile drains than it is on good land, and the drains would not work so well even if they were laid.

Formerly, accessibility to market was not important, as most of the products were consumed at home. Under present conditions, however, production for sale is characteristic of the entire economic organization, and the high cost of hauling to and from market adds materially to the cost of farming this land.

Every step in progress makes it relatively more advantageous to obtain the food supply by the more intensive use of good land than by the use of inferior land.

MORE PRODUCTION FROM FEWER ACRES

In the forty-five years from 1880 to 1925, the land in farms declined 19 per cent but the acres of crops declined only 9 per cent. During the same period the yields per acre increased 17 per cent, so that in spite of the declining acreages and the millions of acres of abandoned land the total food production of the State increased 7 per cent. The highest production ever attained in New York was during the World War period. Low prices have resulted in some decline since the war (table 9). The increased production is greater than the figures indicate, because there has been a shift from extensive to intensive crops. Vegetables have been substituted for a considerable part of the grain formerly produced. Corn is now put in the silo, so that more food is obtained from an acre than formerly.

TABLE 9. ACRES OF CROPS OTHER THAN FRUIT, YIELDS PER ACRE, AND TOTAL CROP PRODUCTION, IN NEW YORK*

Year	Acres of crops	Yield per acre (1875-1883 = 100)	Total production (1875-1883 = 100)
1854.....	7,562,324	.....	.....
1864.....	7,594,360	.....	.....
1874.....	8,691,357	104	104
1879.....	8,698,831	100	100
1889.....	8,889,349	96	98
1899.....	9,016,235	99	103
1909.....	8,365,335	106	102
1919.....	8,304,817	116	111
1924.....	7,925,000	117	107

* Crop yields are given as index numbers of yields of corn, oats, wheat, barley, rye, buckwheat, hay, and potatoes. In each case the average is for nine years, in which the census year is the middle year, except for 1924, which is for seven years.

The acres of some minor crops for 1924 are not yet published. They are estimated at 106,000 acres.

From 1880 to 1925, the total milk production of New York increased 21 per cent in spite of a decrease of 8 per cent in the number of dairy cows (table 10).

TABLE 10. MILK PRODUCTION IN NEW YORK*

Year	Number of dairy cows	Pounds of milk sold or manufactured	
		Total	Per cow
1845.....	999,490	.....	.....
1850.....	931,324	.....	.....
1855.....	1,068,427	2,827,076,000	2,646
1860.....	1,123,634	.....	.....
1865.....	1,147,251	3,091,396,000	2,695
1870.....	1,350,661	4,074,061,000	3,010
1875.....	1,339,816	4,043,131,000	3,018
1880.....	1,437,855	4,876,590,000	3,392
1890.....	1,440,230	.....	.....
1900.....	1,423,152	5,766,744,000	4,052
1910.....	1,395,278	6,162,022,000	4,721
1920.....	1,419,877	5,847,775,000	4,118
1925.....	1,324,572	5,895,526,000	4,451

* The number of pounds of butter made on farms was multiplied by 25, of cheese by 10, and of cream sold by 8.

In the last four census periods, heifers two years old or older that have not freshened are included as cows. The number here given is the estimated number of animals twenty-seven months old or older, to correspond with the earlier census reports.

Census figures are all somewhat too low, but are probably comparable for different years. Records obtained by the Department of Farm Management and Agricultural Economics at Cornell University show average sales per cow of 5095 pounds, and average total production per cow of 5500 pounds. Farms producing Grade A and Grade B milk averaged 6209 pounds per cow. Production in Denmark averages 6300. (Farm economics, pages 292 and 293.)

FUTURE PRODUCTION

Pearl² estimates that the population of the United States will increase about 65 per cent in the next one hundred years. If this increase occurs, New York farmers can abandon more poor land and yet increase their total food production to provide for this increase in population. In most parts of the State, tile drainage, lime, and fertilizers have been used enough to show what they will do; but thus far they have been used on only a very small proportion of the total acreage.

The nation-wide agricultural depression is so interfering with the provision for future production that another period of high living costs seems inevitable. Such a period will probably begin in the next decade. A shortage of cattle is already beginning. A period of relatively high-priced food is likely to mislead the public as to the necessity for the use of inferior lands. When a period of high food costs occurs, it will be due primarily to the cessation of improvement of good land. The remedy will not be reoccupation of inferior lands, but larger yields on the lands already in use. This was demonstrated by the continued abandonment of land from 1900 to 1920, although there was a very rapid increase in the total food production in the State.

It is easier to increase food production on good land than on poor land. By either procedure a number of years will be required, but the time will be shorter if all the effort is spent on good land. Doubtless there will always be cycles of too rapid and too slow development. In agriculture these cycles are very long.

² Pearl, R. The biology of population growth, page 14. 1925.

NEW YORK AGRICULTURE NOT DECADENT

In spite of all the abandoned land, agriculture in New York is not decadent. The agriculture must be judged by the land used, not by the idle land. The State is so important commercially and industrially that its high rank in agriculture is not generally appreciated.

In 1925, New York ranked eighth among the States in total value of farm crops, and sixth in the value of animal products, even though it ranked only twenty-ninth in total area. New York tied with Ohio for seventh place in value of crops and animal products combined.

In 1920, New York ranked twentieth in the population living on farms, having one-fortieth of the total farm population of the country, but ranked second in the value of dairy products and produced one-eighth of the total value of the Nation's dairy products. While some milk produced in other States and in Canada enters New York, an even larger amount of New York milk and cream is shipped to New Jersey, New England, and other States. New York produces enough milk and cream to supply the State, and in addition about one-third of the milk handled in commercial plants is used in the production of butter, cheese, evaporated and condensed milk, and other manufactured-milk products.

According to the 1920 census, the State ranked eighth in the value of eggs and produced about one-twentieth of the United States total value.

No other State has such a diversified list of important crop and animal products. While sheep, hog, wheat, and oat production are not major interests in this State, considerable amounts of these are produced. The State has never ranked high in corn production, but it is nevertheless second in the number of farmers growing corn for the silo, and it has one-ninth of all the silos in the United States.

In 1919, New York ranked second in the value of apples, being exceeded only by the State of Washington. New York produced nearly one-ninth of the value of this important crop.

The census of 1920 reports that New York ranked first in the production of potatoes, and had 10.9 per cent of the total value of the United States crop. New York took first place also in the value of hay, cabbage, sweet corn, raspberries, parsley, salsify, teasles, willows, carrots, and currants.

It was second in the value of dairy products, apples, buckwheat, grapes, maple sirup and sugar, lettuce, nursery stock, dry onions, cauliflower, celery, greenhouse flowers, parsnips, and pears; and it ranked second in the total value of all vegetables, and produced one-ninth of the total value of the national output of vegetables.

It ranked third in the value of dry beans, cucumbers, honey and wax, kale, green peas, radishes, squash, and turnips. It was fourth in the value of hops, horse-radish, and rhubarb. It stood fifth in farm-forest products, cherries, greenhouse vegetables, pumpkins, and tomatoes.

The State ranks second in the number of trucks on farms, thirteenth in the number of automobiles, and fifteenth in the number of tractors. Niagara County, New York, has more tractors per square mile than any other county in the United States. The State ranks fourth in the value of farm machinery and farm buildings.

In 1920, New York ranked fifth in the amount of farm products sold cooperatively.

STUDIES OF ABANDONED FARM AREAS IN NEW YORK

The census figures given in the preceding pages indicate that several million acres of land formerly in farms have been abandoned for farming purposes. While some of this land is being used by cities and villages, and some is producing timber, much of it is lying idle and useless.

Realizing the reasons for this abandonment, and recognizing that the use of such land for agricultural production would not be economically justified for some time to come, the writer felt that the real problem was to locate definitely the areas of abandoned farms and to obtain all the information possible concerning them. With this information as a basis, it would then be possible to make intelligent suggestions as to how the land might be brought into some profitable use.

The procedure followed was to locate and study areas which the farmers themselves had classified as being poor by the mere fact that they had left them. Visits were made by the writer to 40 different areas.

Detailed information concerning farm operations was obtained in 13 areas, comprising 154,784 acres (table 11). Records were taken on all occupied farms, and information was obtained concerning all other property within the area from the operators of these farms. One area was visited in September, 1926; one in February, 1927; one in April, 1927; six in June and July, 1927; and four in July, August, and September, 1928.

TABLE 11. AREAS IN WHICH DETAILED INFORMATION CONCERNING FARM OPERATIONS WAS OBTAINED*

County	Area	Number of acres	County	Area	Number of acres
Albany.....	Berne.....	8,299	Schuyler.....	Sugar Hill.....	5,008
Cayuga.....	Summer Hill....	11,168	Steuben.....	South Bradford....	12,476
Chenango.....	Smyrna.....	9,556	Steuben.....	Swale.....	11,782
Cortland.....	Virgil.....	11,174	Tompkins.....	Bald Mountain.....	5,702
Herkimer.....	Ohio.....	24,517	Tompkins.....	Bull Hill.....	25,365
Oswego.....	Parish.....	10,597	Tompkins.....	Connecticut Hill....	10,314
Otsego.....	Decatur.....	8,826			
Total acres.....					154,784

* Financial records also were obtained for 22 farms along Summer Hill Turnpike, Cayuga County.

TABLE 12. AREAS IN WHICH DATA CONCERNING THE USE AND CONDITION OF BUILDINGS, AND THE USE OF LAND ALONG THE ROADSIDE, WERE OBTAINED

County	Area	Approximate number of acres	County	Area	Approximate number of acres
Albany.....	Crystal Lake.....	40,000	Oneida.....	Florence.....	17,300
Allegany.....	West Almond.....	9,200	Oneida.....	Hinckley Reservoir..	63,000
Broome.....	Castle Creek.....	3,500	Oneida.....	Tassel Hill.....	5,800
Chautauqua.....	Charlotte Center....	7,000	Oswego.....	Panther Lake.....	41,400
Chenango.....	Bobell Hill.....	4,200	Schoharie... ..	Broome Center.....	7,500
Chenango.....	Chenango Lake.....	4,800	Schuyler.....	Monterey.....	6,800
Chenango.....	Pharsalia.....	57,200	Schuyler.....	Pine Valley.....	6,100
Chenango.....	Skinner Hill.....	7,100	Steuben.....	South Cameron.....	8,600
Cortland.....	Chenango.....	17,700	Tioga.....	Prospect Hill.....	4,700
Fulton.....	Sprite Creek.....	15,000	Tioga.....	South Apalachin....	4,300
Madison.....	Gorton Lake.....	11,800	Tioga.....	Straits Corners.....	3,900
Madison.....	Lebanon.....	4,600	Tompkins.....	Eastman Hill.....	4,900
Madison.....	Muller Hill.....	12,200	Tompkins.....	South Danby.....	12,500
Madison.....	Quaker Hill.....	11,300			
Total acres.....					392,400

Data concerning the use and condition of buildings and the use of land along the roadside were obtained in 27 additional areas, comprising about 392,400 acres (table 12). All of the passable roads within each area were traveled, and tallies were made of the use and condition of the buildings. The use of land along the roadside was ascertained by means of a crop-meter attached to an automobile. To serve as a check, this same information was obtained in nine of the areas in which detailed records were taken. Additional comparative data were obtained along the roads in some of the better farming regions. All of these visits were made in August and September, 1927, and in July, August, and September, 1928.

The general locations and the relative sizes of all areas studied are shown in figure 3.



FIGURE 3. AREAS IN WHICH STUDIES WERE MADE
OF ABANDONED FARM LAND IN NEW YORK

CONNECTICUT HILL AREA

Location

The Connecticut Hill area is located in the townships of Cayuta and Catherine, Schuyler County, and Newfield, Tompkins County. It contains about 10,000 acres and may be roughly outlined as that region lying east of Alpine and Cayuta Lake, south of Cayutaville, southwest of Trumbull Corners, and north of Pony Hollow. A map of the area is shown in figure 4. The center of the area is about five miles from the Lehigh Valley Railroad at Alpine. Alpine, Trumbull Corners, and Pony



FIGURE 4. CONNECTICUT HILL AND BULL HILL AREAS

Hollow are on macadam roads. Alpine is the local center for most of the people living in the area, and the majority of these are located in the southwestern part of the area near that town. The nearest city is Ithaca, fifteen miles distant, with a population of about 19,000.

Description

The highest point within the area is 2095 feet above sea level, and the lowest about 1300 feet. The farmsteads are situated at an average elevation of about 1700 feet. The surrounding villages, located in the valleys, are about 1200 feet in elevation. This change in elevation from valley to hilltop is rather abrupt, as most of the area lies at an elevation of 1700 to 1800 feet. Although many of the farms are rough and have steep side hills, the topography on the farms themselves is not generally so great a handicap as that which makes the entrance to the region so difficult. The growing season at these high elevations is short.

The soil map of Tompkins County shows the soil to be the stony silt loams of the Lordstown, Volusia, and Allis series (table 13). The Volusia

TABLE 13. SOIL TYPES OF THE PART OF THE CONNECTICUT HILL AREA WITHIN TOMPKINS COUNTY

	Per cent
Lordstown stony silt loam (steep phase).....	57
Lordstown stony silt loam.....	14
Volusia stony silt loam.....	11
Allis stony silt loam.....	9
Rough stony and broken land.....	6
Wooster gravelly silt loam.....	3
	100

and Allis soils are found in small, widely scattered places, while the Lordstown stony silt loam is located in a long, narrow strip along the ridge through the center of the area. The steep phase of the Lordstown stony silt loam is found in large tracts, mostly in the eastern part of the area. It is practically non-cultivable. The Volusia soils have a compact subsoil, which is impervious to the passage of the underdrainage water, and the Allis soils are inclined to be seepy.

There were about 40 miles of public roads within the area (table 14), all of which were dirt roads. Most of these roads are in fairly good condition during the summer, as the soil is light and shaly. About 5 miles were unused and were impassable for motor vehicles.

TABLE 14. CONDITION OF ROADS IN SUMMER, CONNECTICUT HILL AREA, 1927

Condition	Miles	Per cent
Good.....	4	10.0
Fair.....	22	55.0
Poor.....	9	22.5
Unused.....	5	12.5
Total.....	40	100.0

Livestock

The livestock in this area was kept primarily for family use. The average number of cows per occupied farm was 1.8 (table 15). The largest dairy had 6 cows. Most of the calves were sold for veal, although heifers were being raised in sufficient numbers to maintain the present number of cows. The cows were valued at an average of \$73 per head.

TABLE 15. NUMBER AND VALUE OF LIVESTOCK ON 31 OCCUPIED FARMS, CONNECTICUT HILL AREA, 1927

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows.....	55	1.8	\$4,025	\$ 73	\$130	29.8
Heifers.....	16	0.5	735	46	24	5.5
Calves.....	3	0.1	39	13	1	0.2
Horses and mules:						
Work horses.....	65	2.1	5,428	84	176	40.4
Mules.....	2	0.1	200	100	6	1.4
Sheep:						
Ewes.....	71	2.3	914	13	29	6.8
Lambs.....	6	0.2	60	10	2	0.4
Hogs:						
Brood sows.....	8	0.3	285	36	9	2.1
Boars.....	1	0.03	25	25	0.81	0.2
Other hogs.....	34	1.1	542	16	17	4.0
Poultry:						
Hens.....	1,279	41.3	1,210	0.95	39	9.0
Turkeys.....	11	0.4	32	3	1	0.2
Geese.....	3	0.1	6	2	0.19	.....
Total.....	.....	.....	\$13,501	.....	\$436	100.0

There were more horses than cows in the area. Nearly every occupied farm had at least one horse. The average number per farm was 2.1, and they were valued at an average of \$84 each.

There were a few farms on which sheep were kept, but they were not important. The average number of ewes per farm was 2.3.

Brood sows were kept by a number of farmers, and a few pigs were raised for sale and for home use.

The poultry on these farms, although not great in number, added considerably to the cash income and reduced the cash living expenses to an even greater extent. There were about 40 hens per farm.

The total value of livestock was \$13,501, or \$436 per occupied farm.

Machinery

The total investment in farm machinery for all occupied farms was \$12,835, or \$414 per farm. There were 2 tractors and 1 truck in the area.

The automobiles owned by the people in the area were valued at \$2200 (table 16). There were 12 cars, 10 of which were Fords.

Real estate

The estimated valuation placed on the land and buildings in this area by the farmers in the region was \$145,000 for the 10,314 acres, or an average of \$14.10 per acre. There were about 5000 acres with a value of \$10 or less per acre, and 8000 acres with an average value of \$10 (table 17).

TABLE 16. AUTOMOBILES,* CONNECTICUT HILL AREA, 1927

Manufacturer's year	Make of car			Total number
	Ford	Essex	Dodge	
1915.....	I	.....	.....	I
1917.....	I	.....	.....	I
1918.....	I	.....	.....	I
1919.....	2	.....	.....	2
1920.....	I	.....	.....	I
1923.....	I	.....	.....	I
1924.....	I	I	I	3
1926.....	2	.....	.....	2
Total number.....	10	I	I	12
Total value.....	\$1,450	\$500	\$250	\$2,200
Average value.....	\$145	\$500	\$250	\$183

* Not included in farm machinery.

TABLE 17. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, CONNECTICUT HILL AREA, 1927

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
724.....	\$ 3	\$ 2,150	\$ 3.0	724
508.....	4	2,050	3.4	1,232
549.....	5	2,800	3.9	1,781
651.....	6	4,000	4.5	2,432
636.....	7	4,400	5.0	3,068
387.....	8	3,000	5.3	3,455
378.....	9	3,350	5.7	3,833
1,226.....	10	12,240	6.7	5,059
245.....	11	2,600	6.9	5,304
359.....	12	4,300	7.2	5,603
276.....	13	3,650	7.5	5,939
268.....	14	3,700	7.8	6,207
225.....	16	3,600	8.1	6,432
331.....	17	5,500	8.5	6,763
214.....	18	3,850	8.8	6,977
498.....	19	9,400	9.4	7,475
205.....	20	4,100	9.7	7,680
618.....	21	13,100	10.6	8,298
229.....	22	5,100	10.9	8,527
159.....	23	3,700	11.1	8,686
50.....	24	1,200	11.2	8,736
463.....	25	11,600	11.9	9,199
141.....	26	3,700	12.1	9,340
123.....	27	3,300	12.3	9,403
72.....	28	2,000	12.4	9,535
182.....	29	5,300	12.7	9,717
81.....	30	2,400	12.9	9,798
96.....	31	3,000	13.0	9,894
105.....	33	5,500	13.4	10,059
56.....	36	2,000	13.5	10,115
149.....	40	6,000	13.9	10,264
50.....	48	2,400	14.1	10,314

* Including buildings.

The estimated value of land and buildings for the occupied farms was \$66,850, or \$2156 per farm. This makes a total farm capital on the occupied farms of \$3006 per farm, of which 72 per cent was in land and buildings, 14 per cent was in livestock, and 14 per cent was in machinery.

Sale prices were obtained for 36 farms. They represent but a small part of the total number of sales in the past twenty-five years, but they give a fair indication as to the prices paid. These farms had sold at an average of about \$16 per acre (tables 18 and 19). In general, such

TABLE 18. SALE PRICES ON 36 FARMS, CONNECTICUT HILL AREA

Sale price	Average price per acre	Number of farms	Average acres per farm
Less than \$10.....	\$ 7.35	7	99
\$10 to \$14.....	12.50	8	108
\$15 to \$19.....	17.38	8	87
\$20 to \$24.....	20.15	6	87
\$25 and more.....	26.90	7	73
Total.....		36	.....
Average.....	\$15.91	.....	92

TABLE 19. SALE PRICES ON 36 FARMS, CONNECTICUT HILL AREA

Year sold	Number of farms	Number of acres	Average price per acre
1900 to 1915.....	6	414	\$17.27
1916.....	3	335	9.85
1917.....	3	418	16.75
1918.....	2	273	15.75
1919.....	3	299	19.40
1920.....	3	185	19.46
1921.....	3	168	24.40
1922.....	1	130	10.76
1923.....	3	216	14.12
1924.....	5	456	12.94
1925.....	3	303	14.32
1926.....	1	100	25.00
Total.....	36	3,297	.....
Average.....		.....	\$15.91

sales were made on contract, the purchaser being required to make a small cash payment at the time of sale and to give a mortgage to the seller for the unpaid balance. Very frequently the purchaser found it impossible to meet his interest payments. In such a case the mortgage was foreclosed and the farm was taken over by the original owner, who attempted to resell and thus secure another cash payment. For example, farm no. 9 (table 20) was sold by E to F, who held it for three years. F sold it to G, but G failed to pay for it and F took it back for one year. He then sold it to H, who also failed to meet payments. F sold it to G again, who kept it for two years and then sold it to I. I let it go back to G after six months. The changes in ownership of this farm have been frequent and the periods of individual ownership short.

Condition of buildings

Disintegrating houses and barns were seen in all directions. Many buildings had disappeared entirely, and nothing but the foundations marked the site. In even more cases the former site could be located only by an old orchard or a clump of lilac bushes. The vacant houses were classed by the writer as usable or not usable. This distinction was not marked. If the roof, floors, side walls, and foundations of a house were in usable condition, the house was called usable, but many of these houses would not have been habitable without some repairs. An attempt was made to further classify the usable buildings as good, fair, or poor.

TABLE 20. LENGTH OF INDIVIDUAL OWNERSHIP OF 11 FARMS, SCHOOL DISTRICT NO. 14, CONNECTICUT HILL AREA *

	Farm no. 1		Farm no. 2		Farm no. 3		Farm no. 4		Farm no. 5		Farm no. 6		Farm no. 7		Farm no. 8		Farm no. 9		Farm no. 10		Farm no. 11	
	Own-ers	Num-ber of years owner	Own-ers	Num-ber of years owner	Own-ers	Num-ber of years owner	Own-ers	Num-ber of years owner	Own-ers	Num-ber of years owner	Own-ers	Num-ber of years owner	Own-ers	Num-ber of years owner	Own-ers	Num-ber of years owner	Own-ers	Num-ber of years owner	Own-ers	Num-ber of years owner	Own-ers	Num-ber of years owner
	A	2	A	6	A	20	A	7	A	20	A	3	A	2	A	5	A	8	A	6	A	15
	B	1	B	4	B	12	B	2	B	35	B	1	B	3	B	3	B	2	B	10	B	2
	C	1	C	1	C	1	C	5	C	...	C	11	C	3	C	3	C	2	C	...	C	0
	D	3	D	2	D	1	D	32	D	...	D	8	D	3	D	3	D	5	D	...	D	5
	E	4	E	5	E	6	E	...	E	...	E	...	E	6	E	...	E	3	E	...	E	8
	F	3	F	1	F	...	F	...	F	...	F	...	F	...	F	...	F	1	F	...	F	...
	G	3	G	2	G	...	G	...	G	...	G	...	G	...	G	...	G	1	G	...	G	...
	H	2	H	3	H	...	H	...	H	...	H	...	H	...	H	...	H	0	H	...	H	...
	I	6	I	1	I	...	I	...	I	...	I	...	I	...	I	...	I	0.5	I	...	I	...
	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3	...	...	...	...
Number of changes	10	...	10	...	5	...	4	...	2	...	4	...	5	...	3	...	12	...	2	...	5	...
Number of years since first sale	...	26	...	27	...	40	...	46	...	55	...	23	...	17	...	11	...	28.5	...	16	...	30
Average number of years of continuous ownership since first sale	...	2.6	...	2.7	...	8.0	...	11.5	...	27.5	...	5.8	...	3.4	...	3.7	...	2.4	...	8.0	...	6.0

* These data were given by a man who was born in the area and who is still living there. He was sixty-six years old in 1926. "A" represents the first owner of the property about whom he knew. The additional letters indicate the different owners since then, and a repeated letter means that the farm came back again into that man's ownership.

On more than two-fifths of the 127 farmsteads the houses were gone or were not usable, and on nearly three-fifths the barns were gone or were not usable (table 21). About two-fifths of the usable houses and two-thirds of the usable barns were considered poor. There were 32 occupied houses, out of the 71, which were habitable.

TABLE 21. CONDITION OF BUILDINGS ON ALL FARMS,* CONNECTICUT HILL AREA, 1927

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	9	7.1	2	1.6
Fair.....	32	25.2	16	12.6
Poor.....	30	23.6	37	29.1
Not usable.....	11	8.7	8	6.3
Gone.....	45	35.4	64	50.4
Total.....	127	100.0	127	100.0

* Based on a tally of all building sites.

Only 16 farmsteads had both a fairly good house and a fairly good barn. Nearly two-fifths of the farmsteads had both a usable house and a usable barn, one-fourth had one or the other gone or not usable, and nearly two-fifths had both house and barn gone or not usable (table 22).

TABLE 22. COMBINATIONS OF BUILDINGS ON ALL FARMS,* CONNECTICUT HILL AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	1	0.8
Good.....	Fair.....	6	4.7
Fair.....	Good.....	1	0.8
Fair.....	Fair.....	8	6.3
Good.....	Poor.....	2	1.6
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	17	13.4
Poor.....	Fair.....	2	1.6
Poor.....	Poor.....	12	9.4
Total having both house and barn usable.....		49	38.6
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	0	0.0
Fair.....	Not usable.....	1	0.8
Fair.....	Gone.....	5	3.9
Poor.....	Not usable.....	4	3.2
Poor.....	Gone.....	12	9.4
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	0	0.0
Not usable.....	Poor.....	2	1.6
Gone.....	Poor.....	4	3.1
Total having either house or barn gone or not usable.....		28	22.0
Not usable.....	Not usable.....	2	1.6
Not usable.....	Gone.....	7	5.5
Gone.....	Not usable.....	1	0.8
Gone.....	Gone.....	40	31.5
Total having both house and barn gone or not usable.....		50	39.4
Grand total.....		127	100.0

* Based on a tally of all building sites.

Approximately one-fourth of the vacant farms had both a usable house and a usable barn, while three-fifths had no buildings that were usable (table 23).

TABLE 23. BUILDINGS ON VACANT FARMS,* CONNECTICUT HILL AREA, 1927

Farmsteads having	Number	Per cent
House usable and barn usable.....	19	24.4
House usable and barn not usable.....	5	6.4
House usable and barn gone.....	4	5.1
House not usable and barn usable.....	1	1.3
House not usable and barn not usable.....	3	3.8
House not usable and barn gone.....	12	15.4
House gone and barn usable.....	2	2.6
House gone and barn not usable.....	2	2.6
House gone and barn gone.....	30	38.4
Total.....	78	100.0

* Based on survey records.

The people

At the time when this survey was made (February, 1927), there were only 114 persons living in the entire area of more than 10,000 acres (table 24).

TABLE 24. NUMBER OF PERSONS LIVING ON FARMS, CONNECTICUT HILL AREA, 1927

	Number	Per cent
Men.....	33	29.0
Women.....	26	22.8
Boys.....	34	29.8
Girls.....	21	18.4
Total.....	114	100.0

Most of the children lived in the Schuyler County part of the area. Only 3 boys out of a total of 34 were 20 years old or over (table 25).

TABLE 25. NUMBER AND AGES OF CHILDREN LIVING AT HOME, CONNECTICUT HILL AREA, 1927

Age	Boys	Girls	Total
Under 10 years.....	16	8	24
10 to 14 years.....	8	8	16
15 to 19 years.....	7	2	9
20 years and over.....	3	3	6
Total number.....	34	21	55
Average age (years).....	11.2	11.4	11.3

Apparently these farms cannot furnish profitable work for the older boys, and so they go elsewhere to work as soon as they are old enough. The average number of children living at home, per family having children, was 3.9 (table 26). There were no children on 17 of the 31 occupied farms.

TABLE 26. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, CONNECTICUT HILL AREA, 1927

Number of children in the family	Number of families	Total number of children
1.....	2	2
2.....	1	2
3.....	2	6
4.....	5	20
5.....	2	10
7.....	1	7
8.....	1	8
Total.....	14	55
Average per family.....		3.9

There were only two schools open in the area in 1927. Both were in Schuyler County. The average total cost of running these schools for 1925-26 was about \$1000. The cost per pupil in four districts for six recent years averaged \$103 per year (table 27). Districts 1 and 4, in the town of Catherine, Schuyler County, have been fairly well attended. Districts 14 and 21, in the town of Newfield, Tompkins County, which were both closed in 1927, have been poorly attended for a number of years. The cost in District 21 has been lower than the average, because this district has been contracting with another district during most of the recent years. District 14 contracted with District 12 for the first time in 1926-27. District 17, in the town of Newfield, was combined with District 12 in 1916. Previous to that time, the attendance was very poor and some contracting had been done. The old building was torn down and removed in 1926.

In an area which the boys leave at an early age, one would expect to find very few young men operating farms. Only 5 out of a total of 31 occupants³ of the Connecticut Hill area were less than forty years of age, the average age of all occupants being 50.2 years (table 28).

Only 5 farm occupants were born within the area; 5 were born in other States, and 5 in other countries (table 29).

Only 2 of the present occupants were living on the farms on which they were born. Most of the families had moved here from near-by sections. There were 7 who came from other States. None of the foreigners came to this area directly from their own country. (Table 30.)

Most of the men had always been farmers, but a number had been trained in employments quite unrelated to agriculture (table 31).

Few descendants of the original settlers remain on these farms. Many families have come and gone in the past twenty years. The present farmers had been there for an average of eleven years (table 32). One-third of them had been there for less than five years, and two-thirds for less than ten years. This sort of drifting population is decidedly unsatisfactory, both from a social and from an economic standpoint.

³ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 27. NUMBER OF PUPILS AND COST OF OPERATING SCHOOLS, CONNECTICUT HILL AREA

Year	Catherine, District 1			Catherine, District 4			Newfield, District 14			Newfield, District 21			Newfield, District 17			Total for four districts		
	Num- ber of pupils	Cost per pupil	Cost	Num- ber of pupils	Cost per pupil	Cost	Num- ber of pupils	Cost per pupil	Cost	Num- ber of pupils	Cost per pupil	Cost	Num- ber of pupils	Cost per pupil	Cost	Num- ber of pupils	Cost	Cost
1907-08.....	.....	.....	.....	.....	.....	.....	3	\$ 349	\$116	6	\$ 260	\$ 43	5	.....	.....	.....	.....	.....
1908-09.....	.....	.....	.....	.....	.....	.....	6	317	53	10	269	27	4	.....	.....	.....	.....	.....
1909-10.....	.....	.....	.....	.....	.....	.....	5	352	70	12	305	25	6	.....	.....	.....	.....	.....
1910-11.....	.....	.....	.....	.....	.....	.....	3	327	100	13	274	21	6	.....	.....	.....	.....	.....
1911-12.....	.....	.....	.....	.....	.....	.....	5	335	67	13	288	22	1*	.....	.....	.....	.....	.....
1912-13.....	.....	.....	.....	.....	.....	.....	3	345	115	9	321	36	1*	.....	.....	.....	.....	.....
1913-14.....	.....	.....	.....	.....	.....	.....	2	400	200	7	326	47	4	.....	.....	.....	.....	.....
1914-15.....	.....	.....	.....	.....	.....	.....	2	380	190	7	324	46	3	.....	.....	.....	.....	.....
1915-16.....	.....	.....	.....	.....	.....	.....	2	383	192	9	341	5	1*	.....	.....	.....	.....	.....
1916-17.....	.....	.....	.....	.....	.....	.....	2	368	199	4	361	90	.....	.....	.....	.....	.....	.....
1917-18.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
1918-19.....	.....	.....	.....	.....	.....	.....	2	500	250	1*	132	132	.....	.....	.....	.....	.....	.....
1919-20.....	.....	\$ 799	\$133	13	\$ 713	\$ 55	9	734	82	0*	117	.....	Combined	.....	\$2,363	28	\$ 84	.....
1920-21.....	6	840	140	10	881	88	11	959	87	4*	220	55	with	.....	2,900	31	94	.....
1921-22.....	.....	.....	.....	.....	.....	.....	7	894	128	9	1,019	113	District	.....	.....	.....	.....	.....
1922-23.....	9	812	90	8	821	103	7	920	131	5	847	175	12	.....	.....	29	3,430	118
1923-24.....	8	827	103	18	878	49	10	931	93	4*	168	50	.....	.....	.....	40	2,834	71
1924-25.....	9	1,280	142	8	1,075	134	5	1,045	209	3*	210	70	.....	.....	.....	25	3,610	144
1925-26.....	11	1,059	96	9	1,089	121	2	910	455	4*	173	43	.....	.....	.....	26	3,231	124
Total for six years.....	49	\$5,617	.....	66	\$5,457	.....	44	\$5,499	.....	20	\$1,795	.....	.....	.....	\$18,368	179	\$18,368	.....
Average for six years.....	8.2	\$936	\$115	11	\$910	\$83	7.3	\$916	\$125	3.3	\$299	\$90	.....	.....	\$3,001	29.8	\$3,001	\$103

* Schoolhouse closed; children attended school in adjoining district.

TABLE 28. AGES OF 31 OCCUPANTS, CONNECTICUT HILL AREA, 1927

Age	Number of occupants	Average age
Under 40 years.....	5	(Years) 30.0
40 to 59 years.....	16	48.0
60 years and over.....	10	63.7
Total number.....	31	.....
Average age (years).....	.....	50.2

TABLE 29. BIRTHPLACES OF 30 OCCUPANTS AND THEIR PARENTS, CONNECTICUT HILL AREA

Birthplace	Occupants	Fathers	Mothers
Within Connecticut Hill area.....	5	0	0
Elsewhere in Schuyler or Tompkins County.....	12	10	9
Other counties in New York.....	3	7	6
Other States.....	5	4	6
Other countries.....	5	9	9
Total.....	30	30	30

TABLE 30. PREVIOUS LOCATIONS OF 30 OCCUPANTS, CONNECTICUT HILL AREA

Previous location	Occupants
No location other than present one.....	2
Other farms in Connecticut Hill area.....	4
Other parts of Catherine or Newfield Township.....	7
Other townships in Schuyler or Tompkins County.....	4
Other counties in New York.....	6
Other States.....	7

TABLE 31. PREVIOUS EMPLOYMENTS OF 30 OCCUPANTS, CONNECTICUT HILL AREA

Previous employment	Occupants	Previous employment	Occupants
No employment other than farming..	20	Machinist.....	1
Lumberman.....	1	Chaufeur.....	1
Basket maker.....	1	Driver of ice wagon.....	1
Tailor.....	1	Laborer on railroad.....	1
Carpenter.....	1	Laborer in factory.....	1
Patrolman on state road.....	1		

TABLE 32. YEARS OF CONTINUOUS RESIDENCE ON THEIR PRESENT FARMS OF 31 OCCUPANTS, CONNECTICUT HILL AREA, 1927

Years	Number of occupants	Average years of residence
Less than 5.....	10	1.8
5 to 9.....	10	6.9
10 to 19.....	6	13.2
20 and more.....	5	34.8
Total number.....	31	.....
Average years of residence.....	.....	11.0

Absentee owners

There were in this area 78 vacant farms and 14 parcels of land, besides the occupied farms. All of this property was owned individually by 78 different persons, a few owning more than one piece. Most of the owners were located near the area. There were 12 living in other counties of the State, while only 6 were located outside of New York State (table 33). A number of the present owners who had come from other sections had settled temporarily in this vicinity, waiting for an opportunity to sell their farms.

TABLE 33. LOCATIONS OF 71 OWNERS OF VACANT FARMS AND PARCELS, CONNECTICUT HILL AREA, 1927

Location	Owners
Within Connecticut Hill area.....	7
Other parts of Catherine or Newfield Township.....	25
Other townships in Schuyler or Tompkins County.....	21
Other counties in New York.....	12
Other States.....	6

About one-third of the owners of these vacant farms were farming elsewhere. The majority, however, were in a variety of other occupations (table 34).

TABLE 34. OCCUPATIONS OF 62 OWNERS OF VACANT FARMS AND PARCELS, CONNECTICUT HILL AREA, 1927

Occupation	Owners	Occupation	Owners
Farmer.....	22	Operator of cheese factory.....	1
Retired.....	5	Operator of grain elevator.....	1
Day laborer (odd jobs).....	5	Operator of sawmill.....	1
Country storekeeper.....	4	Caretaker of home.....	1
Painter.....	3	Doctor.....	1
Lawyer.....	3	Undertaker.....	1
Carpenter.....	2	Real-estate agent.....	1
Lumberman.....	2	Cigar maker.....	1
Blacksmith.....	2	Foreman in cigar factory.....	1
Teamster.....	1	Laborer in clothing factory.....	1
Truckman.....	1	Truck gardener.....	1
Rural mail carrier.....	1		

Of the present owners of the vacant farms, 46 had never lived on their farms. The average length of residence of the 32 who had lived on their farms was 10.8 years. It had been 6.8 years, on the average, since they left these farms (table 35). This gives some indication as to the time required to dispose of a farm in this area. All of the farms were for sale. Many of them undoubtedly had been sold, perhaps several times, during this period, but had come back to their original owner.

Utilization of the land

Records were obtained on 123 pieces of property, of which 31 were occupied farms, 78 were vacant farms, and 14 were miscellaneous parcels and woodlots (table 36). The vacant farms occupied about two-thirds of the area. The average size of all farms was about 88 acres. The

TABLE 35. NUMBER OF YEARS SINCE THE OWNERS* OF THE VACANT FARMS LEFT, CONNECTICUT HILL AREA, 1927

Approximate number of years since leaving	Number of farms vacated each year
0.....	9
2.....	4
3.....	6
4.....	1
6.....	1
7.....	1
10.....	4
20.....	4
25.....	1
30.....	1
Total.....	32

* These are the 32 owners who had at one time lived on these farms.

TABLE 36. CLASSIFICATION OF PROPERTY, CONNECTICUT HILL AREA, 1926

	Number of farms	Total acres	Average acres per farm
Occupied farms:			
Operated.....	20	2,352	117.6
Non-operated.....	11	782	71.1
Vacant farms:			
Cropped or pastured.....	28	2,500	89.3
Idle.....	50	4,005	80.1
Parcels and woodlots.....	14	675	48.2
Total.....	123	10,314	.....

operated farms were larger, as some of the adjoining farms had been annexed.

Of the 10,000 acres in the area, about one-third was in woods, nearly one-half was in idle cleared land, about 7 per cent was in pasture, 8 per cent was in hay, and 6 per cent was in other crops (table 37).

TABLE 37. UTILIZATION OF THE LAND, CONNECTICUT HILL AREA, 1926

	Occupied farms		Vacant farms		Parcels		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	541	17.3	258	4.0	.....	.....	799	7.7
Other crops.....	417.25	13.3	158.75	2.4	4	0.6	580	5.6
Pasture.....	435.5	13.9	261	4.0	32	4.7	728.5	7.1
Idle land.....	841.25	26.8	3,622.25	55.7	192	28.4	4,655.5	45.2
Woods.....	737	23.5	2,075	31.9	447	66.3	3,259	31.6
Farmstead.....	162	5.2	130	2.0	.....	.....	292	2.8
Total.....	3,134	100.0	6,505	100.0	675	100.0	10,314	100.0

The woodland in this area does not represent a great deal of timber, as most of it has been cut over recently. Judging from the number of portable sawmills located throughout the area, the remaining timber was rapidly being cut off.

Nearly three-fourths of the cleared land was idle. On the vacant farms the idle land represented more than four-fifths of the total cleared land, as compared with about two-fifths on the occupied farms. The location of the cleared land and the woodland is shown in figures 5 and 6.



FIGURE 5. CLEARED LAND IN CROPS OR PASTURE, CONNECTICUT HILL AREA, TOMPKINS COUNTY

Most of the area is either idle or in woodland

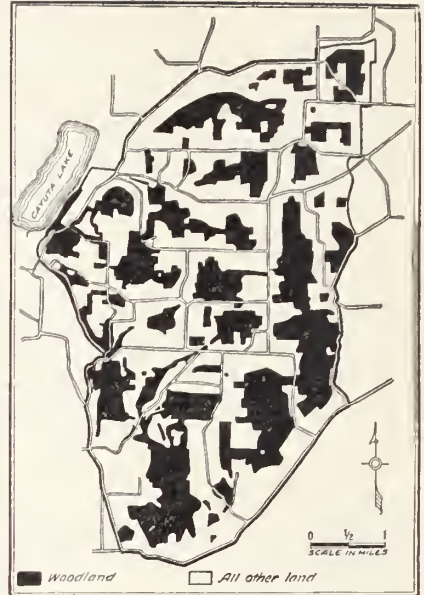


FIGURE 6. LAND IN WOODS AND ALL OTHER LAND, CONNECTICUT HILL AREA, TOMPKINS COUNTY

One-third of the land is in woods, of which only a small part is near the roadside. In addition there is considerable tree growth along the field lines

Hay comprised nearly three-fifths of the crop acreage (table 38). Anything over which a mowing machine was run was included in the acreage of hay. The hay was poor in quality, with an average yield of 0.7 ton per acre, and in many cases was not worth cutting. Buckwheat and oats were the other important crops, representing 20 per cent and 12 per cent of the crop area, respectively. Potatoes, although they used but 3.6 per cent of the total acreage, were important as a cash crop.

TABLE 38. ACREAGES OF THE DIFFERENT CROPS GROWN, CONNECTICUT HILL AREA, 1926

Crop	Occupied farms		Vacant farms and parcels		Total area	
	Acres	Per cent	Acres	Per cent	Acres	Per cent
Corn for fodder.....	24.5	2.6	5	1.2	29.5	2.1
Corn for grain.....	10	1.0	.....	.....	10	0.7
Potatoes.....	37.25	3.9	13	3.1	50.25	3.6
Beans.....	27	2.8	.....	.....	27	2.0
Buckwheat.....	187	19.5	82	19.5	269	19.5
Oats and barley.....	12.5	1.3	5	1.2	17.5	1.3
Oats.....	103	10.7	57.75	13.7	160.75	11.7
Barley.....	12	1.3	.....	.....	12	0.9
Rye.....	4	0.4	.....	.....	4	0.3
Hay.....	541	56.5	258	61.3	799	57.9
Total.....	958.25	100.0	420.75	100.0	1,379	100.0

The yields of all crops were low as compared with the average for the State (table 39). The average yields of the four principal crops in this area — hay, buckwheat, oats, and potatoes — were 64.8 per cent of the average yields for New York. When these yields were weighted by the acreage grown, the average was 58.4 per cent of the state average.

TABLE 39. YIELDS OF THE PRINCIPAL CROPS, CONNECTICUT HILL AREA, 1926

Crop	Number of farms	Number of acres	Average yield per acre	
			Connecticut Hill	New York State
			(Bushels)	Bushels)
Potatoes.....	16	28.25	78.4	117
Beans.....	2	11	5.9	11.8
Buckwheat.....	14	152	11.5	18.9
Oats and barley.....	4	17.5	19.1	.....
Oats.....	14	108.5	26.7	34
Barley.....	3	12	16.7	28.3
			(Tons)	(Tons)
Hay.....	23	489	0.7	1.32

A tenant can rent a good farm in the State for half of the crops. On rented farms the landlord maintains the buildings, and pays the taxes and many other expenses. Consequently the tenant on an average farm receives nearly as large a crop as does the owner of a farm in this area, and bears only a part of the expenses.

Nearly one-third of the crops were on the vacant farms. Some of these crops were put in by the owners of the farms who lived outside the area, but most of them were raised by farmers within the area. Nearly two-thirds of the crop acreage on the vacant farms was hay. Hay, buckwheat, and oats made up 95 per cent of the total.

The abandonment of the vacant farms has not all taken place in the last few years, but has been going on for a period of fifty years at least. The farms had been vacant for an average of 16.3 years. About half of them had not been occupied for ten years and more. During 1926, 11 farms were vacated. (Table 40.)

Some livestock was pastured on these farms for a time after the operators had left. This was usually done either by the neighbors or by the owners, who might be living on other farms outside the area. This practice was evidently continued until the feed became poor and the fences needed repair. The soil is not naturally adapted to pasture grasses. At least a ton of lime to the acre is necessary to obtain a good catch of grass seed. Inasmuch as the value of this land for pasture was not sufficient to offset the heavy expense of liming and fencing, the pastures were abandoned shortly after the operator left. These farms had not been pastured, on the average, for ten years. The fences were completely gone on 65 of the vacant farms and parcels. There were only 27 pieces of land fenced, making available for pasture 914 acres. These lots were scattered all over the area, and in many cases the fences were poor. One-third of these 27 pastures were used to some extent in 1926.

The growing of a few crops on the vacant farms was continued by the neighbors after the owners had left. These crops were generally put

TABLE 40. STAGES IN THE ABANDONMENT OF VACANT FARMS, CONNECTICUT HILL AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1926.....	0	11	0	15	20
1925.....	1	5	13	7	12
1924.....	2	4	4	5	3
1923.....	3	5	4	5	5
1922.....	4	3	2	3	2
1921.....	5	1	6	7	8
1920.....	6	3	1	2	2
1919.....	7	1	1	0	0
1918.....	8	1	3	1	0
	10	10	11	14	9
	15	6	4	2	3
	20	5	11	9	6
	25	6	3	1	2
	30	3	0	0	1
	35	2	1	2	1
	40	0	3	4	4
	45	1	1	0	0
	50	11	0	0	0
Total number of farms.....		78	77	77	78
Average number of years since operation was discontinued.....		16.3	10.0	9.0	8.0

in near the buildings, because they were more accessible there and the fertility of the land was greater. During 1926, some plowing was done on 15 of the vacant farms. The average number of years since crops had been put in on the vacant farms was nine.

After all other farming operations had ceased, hay was still being cut on many of the farms. Some hay was cut on 20 vacant farms in 1926. Taking all vacant farms into consideration, however, the average period since any hay had been cut was eight years.

There are fairly definite stages in the abandonment of these farms. First, the people leave, but the farms are pastured until the fences are gone; crops are still put in near the buildings until the fertility of the soil is exhausted; and finally, hay is cut until it is replaced by weeds.

Farm operations

Of the occupied farms, 11 were not operated. The men living on them kept practically no livestock and did not till the soil. They derived their income from work done off the farm, and most of them were located near the edge of the area. These farms are not included in the following discussion. For the remaining 20 occupied farms, only eighteen complete farm records were obtained, as two of the operators had not been on their present farms for a full year.

The total receipts on the 18 operated farms were \$19,506, or \$1084 per farm (table 41).

Nearly one-third of the income on these 18 operated farms came from work done off the farm, principally work in the woods during the winter. The receipts from crops, livestock, and livestock products were practically the same, each representing about 18 per cent of the total receipts. Woodlot products brought about 10 per cent of the total receipts, and increase in capital made up the remainder, 6 per cent.

TABLE 41. DETAILED RECEIPTS ON 18 FARMS, CONNECTICUT HILL AREA, 1926

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	13	1,234 bu.	\$ 1.33	\$1,636	\$90.8	47.3	....
Beans.....	3	135 bu.	3.29	444	24.7	12.9	....
Buckwheat.....	7	1,021 bu.	0.81	828	46.0	24.0	....
Oats.....	1	570 bu.	0.50	285	15.8	8.3	....
Rye.....	1	20 bu.	0.70	14	0.8	0.4	....
Hay.....	3	19 tons	11.84	225	12.5	6.5	....
Apples.....	1	25 bu.	0.75	19	1.1	0.6	....
Total.....				\$3,451	\$191.7	100.0	17.7
Livestock:							
Cows.....	6	9	\$53.89	\$ 485	\$26.9	14.8	....
Calves.....	14	24	19.96	479	26.6	14.6	....
Bulls.....	1	1	28.00	28	1.6	0.9	....
Ewes.....	4	87	14.43	1,258	69.8	38.3	....
Bucks.....	1	1	10.00	10	0.6	0.3	....
Pigs.....	3	29	8.24	239	13.3	7.3	....
Other hogs.....	4	5	30.60	153	8.5	4.7	....
Hens.....	13	743	0.84	625	24.7	19.1	....
Total.....				\$3,277	\$182.0	100.0	16.8
Livestock products:							
Cream.....	5	.....	.....	\$ 653	\$36.3	18.0	....
Butter.....	10	3,201 lbs.	\$0.47	1,503	83.5	41.3	....
Wool.....	3	363 lbs.	0.38	138	7.7	3.8	....
Eggs.....	15	4,013 doz.	0.33	1,340	74.4	39.9	....
Total.....				\$3,634	\$201.9	100.0	18.6
Woodlot products:							
Standing timber.....	2	.....	.....	\$1,660	\$92.2	87.4	....
Lumber.....	1	.....	.....	50	2.8	2.6	....
Cordwood.....	2	54 cords	\$3.50	189	10.5	10.0	....
Total.....				\$1,899	\$105.5	100.0	9.7
Outside work:							
Working in woods.....	7	.....	.....	\$3,799	\$211.1	62.4	....
Other man and team work.....	8	.....	.....	1,300	72.2	21.3	....
Rental of pasture.....	1	.....	.....	27	1.5	0.4	....
Threshing.....	1	.....	.....	.....	.....	.....	....
Fair exhibits.....	1	.....	.....	.....	.....	.....	....
State road.....	1	.....	.....	970	53.9	15.9	....
Carpenter.....	1	.....	.....	.....	.....	.....	....
Total.....				\$6,096	\$338.7	100.0	31.3
Increase in capital.....				\$1,149	\$63.8	100.0	5.9
Grand total.....				\$19,506	\$1,083.6	100.0	100.0

Potatoes were the principal crop raised for sale, producing nearly one-half of the crop receipts. Buckwheat also was important, representing about one-fourth of the crop sales.

The sale of ewes produced more than one-third of the livestock receipts. This item was due largely to the receipts of one man, who sold out his entire flock of about 50 head. The sale of cattle brought about 30 per cent, and the sale of hens 20 per cent, of the livestock receipts. The chief livestock products sold were butter and eggs, these making up more than three-fourths of the total. No fluid milk was sold from this area.

Very little wood was cut and sold by these farmers. The largest woodlot income was from timber sold standing.

In addition to the cash receipts, these 18 farms contributed, toward the farmers' living, farm products valued at \$6485, or an average of \$360 per farm (table 42). Firewood was the most important item, amounting to about \$1600, or 25 per cent of the total.

TABLE 42. AMOUNT AND VALUE OF FARM PRODUCTS USED ON THE FARM, CONNECTICUT HILL AREA, 1926

Commodity	Unit	Average sale price	18 operated farms			Total area	
			Quantity used	Total value	Value per farm	Quantity used	Total value
Milk.....	Quarts	\$0.05	18,439	\$ 922	\$51.2	20,717	\$1,036
Butter.....	Pounds	0.47	2,888	1,357	75.4	3,417	1,606
Eggs.....	Dozens	0.33	2,350	776	43.1	2,805	926
Poultry.....	Number	0.84	288	242	13.4	409	344
Pork.....	Pounds	0.18	3,122	562	31.2	3,722	670
Veal.....	Pounds	0.13	60	8	0.44	60	8
Beef.....	Pounds	0.10	1,075	108	6.0	1,075	108
Potatoes.....	Bushels	1.33	505	672	37.3	630	838
Beans.....	Bushels	3.29	4.5	15	0.83	5	16
Apples.....	Bushels	0.75	233	175	9.7	258	194
Total.....				\$4,837	\$268.7		\$5,746
Firewood.....	Cords	\$3.50	471	1,648	91.6	686	2,401
Grand total.....				\$6,485	\$360.3		\$8,147

The farm expense on these 18 farms amounted to \$15,071, or \$837 per farm (table 43). The current operating expense accounted for 75 per cent of the total expense, decrease in capital for 19 per cent, and live-stock purchased for 6 per cent.

The largest item of operating expense was for unpaid labor, which amounted to more than one-third of the total. Purchased grain represented about 11 per cent of the total operating expense, taxes 10 per cent, and cost of hired labor, including board, 10 per cent. All other expenses were small, none of them amounting to more than 5 per cent of the total. Taxes were the only expense paid by every operator. Insurance, unpaid labor, breeding fees, threshing, grass seed, and grain were all rather common expenses. There was but one farmer who hired a man by the year, and one who had a man by the month. On only 6 farms was there any expense for building repairs, and on only 5 for fences. The total expense for building and fence repairs amounted to an average of \$29 per farm for the 18 farms.

About 7 tons of fertilizer, mostly superphosphate (acid phosphate), was used on 7 farms. Lime was used by 9 farmers, the total amount being 60 tons. Very little new machinery was brought into the area, and repairing was done only when absolutely necessary. The total machinery expense for both purchase and repair averaged \$34 per farm.

All but one of these 18 farmers carried insurance. The total insurance carried was \$54,470, or \$3026 per farm. The cost per farm was about \$14. Most of the farms were well insured. Seven of the farmers had automobiles, and that part of their expense chargeable to the farm averaged about \$18 per farm for all operated farms.

The average amount expended per farm for livestock purchased was \$49. About half of this was for horses, 20 per cent was for cows, 15 per cent was for brood sows, and 9 per cent was for pigs.

TABLE 43. DETAILED FARM EXPENSES ON 18 FARMS, CONNECTICUT HILL AREA, 1926

	Number of farms having expense	Number of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Year help.....	1	.....	\$ 480	\$ 26.7	4.2	....
Month help.....	1	.....	300	16.7	2.7	....
Day help.....	5	.....	116	6.4	1.0	....
Board of hired labor.....	6	.....	275	15.3	2.4	....
Unpaid labor (including board).....	14	.....	4,153	230.7	36.8	....
Breeding fees.....	14	.....	56	3.1	0.5	....
Building repairs.....	6	.....	367	20.4	3.2	....
Hay purchased.....	5	.....	131	7.3	1.2	....
Grain purchased.....	15	.....	1,254	69.7	11.1	....
Grinding feed.....	6	.....	95	5.3	0.8	....
Fencing.....	5	.....	150	8.3	1.3	....
Fertilizer.....	7	7 tons	155	8.6	1.4	....
Lime.....	9	60 tons	333	18.5	2.9	....
Horseshoeing.....	10	.....	127	7.1	1.1	....
Insurance.....	17	.....	249	13.8	2.2	....
Sawing lumber.....	2	.....	24	1.3	0.2	....
Machinery bought.....	7	.....	463	25.7	4.1	....
Machinery repairs.....	6	.....	144	8.0	1.3	....
Machinery hired.....	2	.....	12	0.7	0.1	....
Threshing.....	14	.....	238	13.2	2.1	....
Gasoline, oil, etc.....	7	.....	115	6.4	1.0	....
Twine.....	2	.....	7	0.4	0.1	....
Automobile expense.....	7	.....	328	18.2	2.9	....
Grass seed.....	15	.....	499	27.7	4.4	....
Other seeds.....	1	.....	10	0.6	0.1	....
Telephone.....	8	.....	34	1.9	0.3	....
Taxes (including school).....	18	.....	1,184	65.8	10.5	....
Veterinary fees.....	1	.....	6	0.3	0.1	....
Total.....			\$11,305	\$628.1	100.0	75.0
Livestock purchased:						
Cows.....	1	3	\$175	\$ 9.7	19.8	....
Horses.....	3	6	425	23.7	48.1	....
Brood sows.....	1	3	130	7.2	14.7	....
Boars.....	1	1	15	0.8	1.7	....
Pigs.....	8	15	76	4.2	8.6	....
Hens.....	1	67	63	3.5	7.1	....
Total.....			\$884	\$49.1	100.0	5.9
Decrease in capital.....	12	.....	\$2,882	\$160.1	100.0	19.1
Grand total.....			\$15,071	\$837.3	100.0	100.0

There was a decrease in capital on 12 farms, amounting to \$160 per farm for the operated farms. The net decrease in capital on the 18 farms was \$1733, or \$96 per farm. The total value of livestock on the 18 farms at the end of the year was \$457 higher than at the beginning. There was a decrease in the number of cows, sheep, and hens, and an increase in the number of heifers and hogs (table 44). The total value of machinery was \$225 lower at the end of the year, and the total value of real estate was \$1965 lower. The reduction in real-estate value was due partly to lack of maintenance of the buildings, and partly to the sale of timber.

When all of the farm expenses are deducted from the total receipts, an average of \$246 per farm is left to pay for the use of capital and for the operator's labor (table 45). The average capital per farm was \$3993. Figuring interest on this amount at 5 per cent as an additional expense, leaves these farmers an average of \$47 each as pay for their year's labor, in addition to having a house to live in and products from the farm to use.

TABLE 44. CHANGES IN INVENTORY DURING THE YEAR ON 18 FARMS, CONNECTICUT HILL AREA, 1926

	Number of livestock			
	At beginning of year	At end of year	Increase	Decrease
Cattle:				
Cows.....	49	44	.....	5
Heifers.....	6	10	10	.....
Calves.....	0	1	1	.....
Bulls.....	1	0	.....	1
Horses and mules:				
Work horses.....	49	51	2	.....
Mules.....	2	2	.....	.....
Sheep:				
Ewes.....	84	59	.....	25
Lambs.....	22	6	.....	16
Hogs:				
Brood sows.....	5	7	2	.....
Boars.....	0	1	1	.....
Other hogs.....	5	25	20	.....
Pigs.....	3	0	.....	3
Poultry:				
Hens.....	1,102	999	.....	103
Turkeys.....	4	4	.....	.....
Geese.....	5	3	.....	2
Value of livestock.....	\$10,658	\$11,115	\$457	.....
Value of machinery.....	\$11,875	\$11,950	.....	\$225
Value of real estate.....	\$50,285	\$48,320	.....	\$1,965

TABLE 45. LABOR INCOMES ON 18 FARMS, CONNECTICUT HILL AREA, 1926

	Total	Average per farm
Receipts:		
Increase in livestock.....	\$ 457	\$ 25
Crops.....	3,451	192
Livestock sold.....	3,277	182
Livestock products.....	3,634	202
Miscellaneous.....	7,995	444
	\$18,814	\$1,045
Expenses:		
Decrease in real estate.....	\$ 1,965	\$109
Decrease in machinery.....	225	13
Livestock purchased.....	884	49
Operating expenses.....	11,305	628
	14,379	799
Income from capital and operator's labor.....	\$4,435	\$246
Capital:		
Real estate.....	\$49,302	\$2,736
Machinery.....	11,762	653
Livestock.....	10,886	604
	\$71,950	\$3,993
Interest on average capital at 5 per cent.....	3,596	199
Labor income.....	\$839	\$47

The total indebtedness of these farms was \$5200, or \$289 per farm. Therefore \$14 of the \$199 interest charge had to be paid in cash. The charges for unpaid labor and for decrease in inventory were expenses not paid for in cash. Consequently, the average amount of money per family available for living expenses and for saving was \$574. Cash living expenses averaged \$262 per family for food and \$169 for clothing. This left an average of \$143 per farm available for other things.

TABLE 46. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, CONNECTICUT HILL AREA (PAGE 42)

	Number of acres	Assessed valuation				Taxes*					
		Total		Per acre		Tax rate per \$1000 valuation			Total		
		1925	1926	1925	1926	1925	1926	1926	1925	1926	1926
Town, county, and state tax:											
Newfield.....	5,606	\$52,575	\$51,575	\$ 9.23	\$ 9.05	\$31.50	\$29.00	\$1,496	\$0.29	\$0.26	\$0.26
Cayuta.....	238	3,100	3,100	12.02	12.02	24.00	33.10	72	0.29	0.28	0.28
Catherine.....	4,360	36,800	36,600	8.44	8.39	34.70	31.93	1,169	0.29	0.27	0.27
Total.....	10,314	\$92,475	\$91,275	.....	.....	.....	.....	\$2,737	.....	.....	.....
Average.....				\$8.97	\$8.85	.....	.....	.....	\$0.29	.....	\$0.27
School tax:											
Newfield:											
District 1†.....	785	\$ 8,500	\$ 8,500	\$10.83	\$10.83	\$12.00	\$13.00	\$102	\$0.13	\$0.14	\$0.14
District 2†.....	1,747	13,600	12,300	7.44	7.04	5.00	5.00	65	0.04	0.04	0.04
District 14.....	2,174	18,000	17,000	8.28	8.10	10.00	5.00	180	0.08	0.04	0.04
District 12†.....	715	6,900	7,000	9.65	9.79	6.00	6.00	41	0.06	0.06	0.06
Catherine and Cayuta:											
District 12†.....	540	5,225	5,225	9.68	9.68	6.40	10.90	33	0.06	0.11	0.11
Catherine:											
District 6†.....	1,206	11,600	11,600	9.62	9.62	12.00	15.00	139	0.12	0.14	0.14
District 1.....	1,238	10,950	10,950	8.84	8.84	35.00	20.00	383	0.31	0.18	0.18
District 4.....	1,909	18,300	18,100	9.59	9.48	19.51	16.57	357	0.19	0.16	0.16
Total.....	10,314	\$92,475	\$91,275	.....	.....	.....	.....	\$1,300	\$1,052	.....	.....
Average.....				\$8.97	\$8.85	.....	.....	.....	\$0.13	\$0.10	.....
Grand total.....				.....	.....	.....	.....	\$4,309	\$3,789	.....	.....
Average.....				.....	.....	.....	.....	.....	\$0.42	.....	\$0.37

* Not including cost of collection.
† These districts are only partly within the area.

Taxation

The total assessed valuation of the area in 1925 was \$92,475, or \$8.97 per acre. In 1926 a few changes were made and the total assessment was reduced to \$91,275, or \$8.85 per acre. The tax rate was also a little lower in each township in 1926 than in 1925. This made the town, county, and state tax 29 cents per acre in 1925 and 27 cents per acre in 1926 (table 46). The average school tax paid for the school year 1925-26 was 13 cents per acre, and for the school year 1926-27 it was 10 cents per acre. While the town, county, and state tax per acre is practically the same for all townships, the range in school taxes paid was from 4 cents per acre to 31 cents per acre.

Combining the average school tax of 13 cents per acre with the average town, county, and state tax of 29 cents per acre, makes a total tax of 42 cents per acre for 1925. In 1926 this was 37 cents per acre. This tax in 1926 represented 4.2 per cent of the assessed valuation and 3.3 per cent of the farmers' valuations.

The average assessed value of land was \$8.85 per acre, or about 63 per cent of the farmers' estimated value (table 47). On the occupied farms the assessed value was 50 per cent of the farmers' estimates and on the vacant farms it was 72 per cent. The vacant farms without buildings, and the parcels and woodlots, were assessed at practically full value. In general, the lower the value per acre, the nearer a farm came to being assessed at full value.

TABLE 47. COMPARISON OF LAND VALUES* ON OCCUPIED AND ON VACANT FARMS, CONNECTICUT HILL AREA, 1926

	Number	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms.....	31	3,134	\$33,400	\$10.66	\$66,850	\$21.33
Vacant farms:						
Both buildings usable.....	19	1,755	\$17,695	\$10.08	\$29,440	\$16.77
Only the house usable.....	9	800	7,790	9.74	9,600	12.00
Only the barn usable.....	3	213	1,690	7.93	3,300	15.49
Both buildings unusable.....	17	1,497	10,250	6.85	14,640	9.78
No buildings.....	30	2,240	15,125	6.75	15,910	7.10
Total.....	78	6,505	\$52,550	.....	\$72,890	.....
Average.....	.....	.....	.....	\$8.08	.....	\$11.21
Parcels.....	14	675	\$5,325	\$7.89	\$5,250	\$7.78
Grand total.....	123	10,314	\$91,275	.....	\$114,990	.....
Average.....	.....	.....	.....	\$8.85	.....	\$14.06

*Including buildings.

Contribution of the agriculture of the area

The value of the agricultural products which this area contributed for use on the farm and for sale amounted to \$2.31 per acre of cleared land (table 48). To obtain this, it was necessary to import supplies amounting to 62 cents per acre of cleared land. The difference, which represents the net contribution of the agriculture of this area, was \$1.69 per acre of cleared land.

TABLE 48. VALUE OF THE PHYSICAL CONTRIBUTION OF THE AGRICULTURE OF THE CONNECTICUT HILL AREA, 1926*

	Total value	Value per acre of cleared land (6763 acres)
Products sold, or used on farm:		
Crops:		
Sold.....	\$3,451	\$0.51
Used on farm.....	862	0.13
Livestock:		
Sold.....	3,277	0.48
Used on farm.....	920	0.14
Increase in inventory.....	457	0.07
Livestock products:		
Sold.....	3,634	0.53
Used on farm.....	3,055	0.45
Total.....	\$15,656	\$2.31
Products imported:		
Livestock bought.....	\$ 884	\$0.13
Machinery:		
Bought.....	463	0.07
Repairs.....	144	0.02
Decrease in inventory.....	225	0.03
Feed.....	1,385	0.20
Seed.....	509	0.08
Fertilizers and lime.....	488	0.07
Other supplies.....	122	0.02
Total.....	\$4,220	\$0.62
Net contribution.....	\$11,436	\$1.69

* These figures do not include woodlot products, products sold from or used on occupied but unoperated farms, products sold from or used on farms not operated for the complete year for which records were taken, or products removed from the vacant farms by persons living outside the area.

The total number of working days on the 18 operated farms was 8434 (table 49). Nearly two-thirds of the work was done by the operators,

TABLE 49. DETAILED LABOR RECORD ON OPERATED FARMS, CONNECTICUT HILL AREA, 1926

	Number of persons	Number of working days	Per cent of group	Per cent of total
Operators.....	18	5,400	.....	64.0
Unpaid labor:				
Wife.....	9	780	30.1	.....
Son.....	7	1,815	69.9	.....
Total.....	.....	2,595	100.0	30.8
Hired labor:				
Month.....	1	300	68.3	.....
Day.....	.....	139	31.7	.....
Total.....	.....	439	100.0	5.2
Grand total.....	.....	8,434	.....	100.0
Outside labor.....	.....	1,365	57.4	.....
Labor in woods.....	.....	1,013	42.6	.....
Total.....	.....	2,378	100.0	28.2
Number of working days spent on agri- culture.....	.....	6,056	100.0	71.8
Grand total.....	.....	8,434	.....	100.0

and nearly one-third by the unpaid family labor. Only 5 per cent of the labor was hired. The number of days spent on work done off the farm and in the woods was 2378. This leaves 6056 working days for the agriculture of the area, which is 0.9 day per acre of cleared land.

The net amount of \$1.69 is the pay for 0.9 day labor, interest on investment, maintenance of the farm, taxes, breeding fees, grinding feed, horse-shoeing, insurance, machinery hired, threshing, use of automobile, use of telephone, and veterinary fees.

BALD MOUNTAIN AREA

Location

The Bald Mountain area is located in the townships of Caroline, in southern Tompkins County, and Candor, in northern Tioga County. It contains nearly 6000 acres, and may be roughly outlined as the region lying south of Brooktondale, west of Caroline Center and Speedsville, north of Perryville and Prospect Valley, and east of Willseyville, White Church, and Caroline Depot. A map of the area is shown in figure 7. The center of the area is about 6.5 miles from the Lehigh Valley Railroad at Brooktondale, and 7.5 miles from the Delaware, Lackawanna and Western Railroad at Caroline Depot and Willseyville. Brooktondale, Caroline Center, Speedsville, and Willseyville are all on macadam roads. The nearest city is Ithaca, thirteen miles distant, with a population of about 19,000.

Description

The highest point within the area is 1895 feet above sea level, and the lowest is about 1200 feet. The farmsteads are situated at an average elevation of about 1500 feet, which is about 500 feet above the surrounding valleys. The approach from Brooktondale, Speedsville, or Willseyville is very steep, while that from Caroline Center and Prospect Valley is more gradual.

The soil map of Tompkins County shows the soil in the area to be chiefly the stony silt loams of the Lordstown, Volusia, and Allis series (table 50). The stony silt loams are the poorest types of these series, and the steep phase is the poorest of the Lordstown stony silt loam. Practically half of the area is made up of rough stony and broken land and Lordstown stony silt loam (steep phase), both of which are non-cultivable. The Volusia soil is in small tracts scattered throughout the area. Both the

TABLE 50. SOIL TYPES OF THE PART OF THE BALD MOUNTAIN AREA WITHIN TOMPKINS COUNTY

	Per cent
Lordstown stony silt loam (steep phase).....	36.4
Allis stony silt loam.....	36.0
Rough stony and broken land.....	11.8
Volusia stony silt loam.....	10.1
Chenango gravelly silt loam.....	2.6
Lordstown stony silt loam.....	2.2
Wooster gravelly silt loam.....	0.9
	100.0

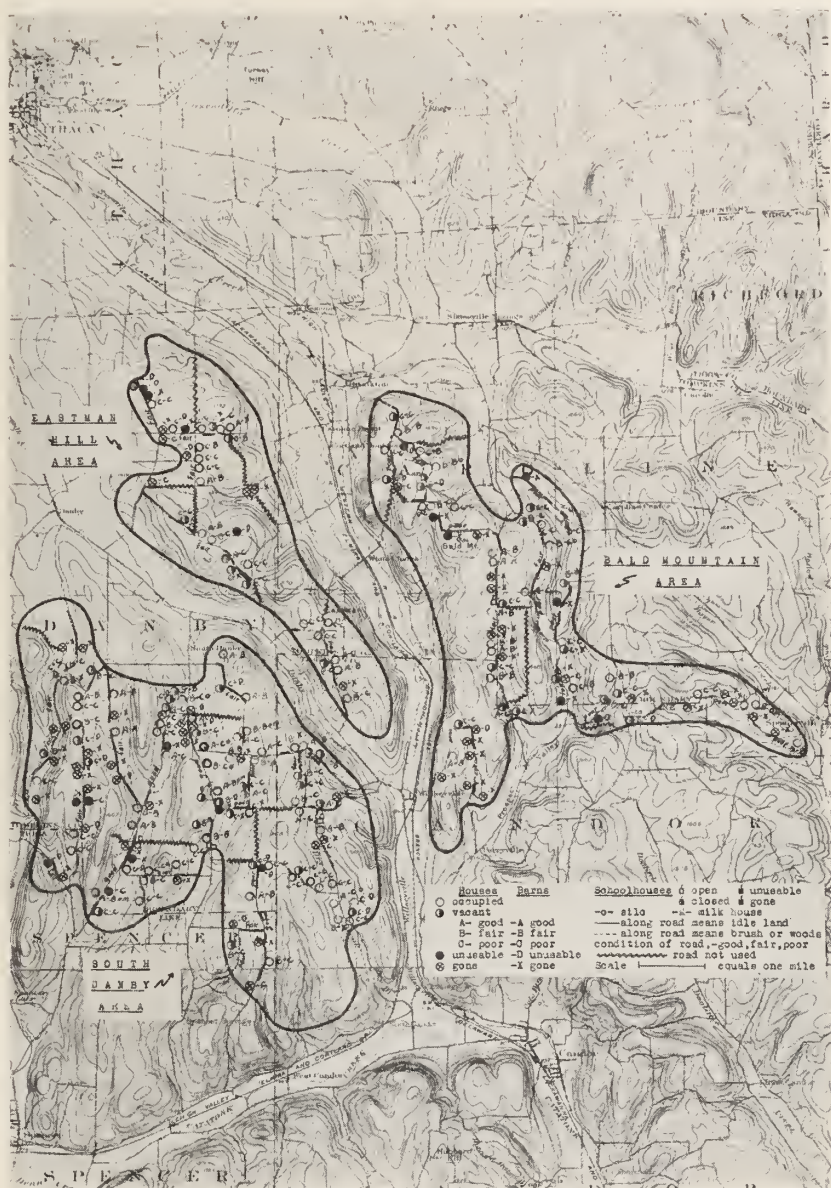


FIGURE 7. EASTMAN HILL, BALD MOUNTAIN, AND SOUTH DANBY AREAS

Volusia and the Allis soil are poorly drained. The location and amount of the Allis stony silt loam would indicate that most of the crops were raised on this type of soil.

There were about 28 miles of public roads within the area (table 51). All of these were dirt roads, none of which were considered in good condition by the writer. Nearly two-thirds were considered poor or not passable.

TABLE 51. CONDITION OF ROADS IN SUMMER, BALD MOUNTAIN AREA, 1927

Condition	Miles	Per cent
Good.....	0	0.0
Fair.....	10	35.7
Poor.....	13	46.4
Unused.....	5	17.9
Total.....	28	100.0

Livestock

Dairy cows were the only kind of livestock of any importance in the area. There were 2 farms having 10 cows each, but the usual number of cows for the operated farms was from 3 to 5. The average for all of the occupied farms was 3.8 (table 52). There were about two-thirds as many heifers being raised as there were cows. The cattle represented 57 per cent of the value of all livestock.

TABLE 52. NUMBER AND VALUE OF LIVESTOCK ON 16 OCCUPIED FARMS, BALD MOUNTAIN AREA, 1926

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows (grade).....	61	3.8	\$5,170	\$85	\$323	40.9
Heifers (grade).....	39	2.4	1,697	44	106	13.4
Calves.....	2	0.1	50	25	3	0.4
Bulls (grade).....	4	0.2	155	39	10	1.2
Bulls (purebred).....	2	0.1	100	50	6	0.8
Horses.....	43	2.7	3,876	90	242	30.6
Sheep.....	5	0.3	50	10	3	0.4
Hogs:						
Brood sows.....	5	0.3	181	36	11	1.4
Boars.....	2	0.1	75	38	5	0.6
Other hogs.....	10	0.6	190	19	12	1.5
Poultry:						
Hens.....	962	60.1	989	1.03	62	7.8
Ducks.....	30	1.9	31	1.03	2	0.3
Geese.....	19	1.2	76	4	5	0.6
Turkeys.....	3	0.2	14	5	0.88	0.1
Total.....	.....	.....	\$12,654	.....	\$791	100.0

There was an average of 2.7 horses per farm. Practically no sheep were kept. A few hogs were raised for home use, and two farmers raised pigs for sale. There were about 60 hens per farm. The largest flock was 100 hens.

The total value of livestock was \$12,654, or \$791 per farm.

Machinery

There were 4 tractors in the area, 3 Fordsons and 1 International. They were valued at \$2850. There were 2 Ford trucks, valued at \$500. The other farm machinery had an estimated total value of \$4215. The total value of farm machinery was \$7565, or \$473 per occupied farm.

There were 9 automobiles in the area, with an average value of \$200 each (table 53).

TABLE 53. AUTOMOBILES,* BALD MOUNTAIN AREA, 1926

Make of car	Number	Total value	Value per car
Ford.....	4	\$900	\$225
Chevrolet.....	2	450	225
Dodge.....	1	200	200
Overland.....	1	100	100
Mitchell.....	1	150	150
Total.....	9	\$1,800	.....
Average.....			\$200

* Not included in farm machinery.

Real estate

The farmers' estimates of the value of land and buildings in this area averaged \$12.60 per acre. The total value of the 5702 acres was \$71,700. There were nearly 3000 acres with a value of \$10 or less, and about 4500 acres with an average value of \$10 (table 54).

TABLE 54. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, BALD MOUNTAIN AREA, 1926

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
82.....	\$ 2	\$ 200	\$ 2.4	82
196.....	4	800	3.6	278
375.....	5	1,750	4.2	653
80.....	6	500	4.4	733
219.....	7	1,500	5.0	952
198.....	8	1,600	5.5	1,150
927.....	9	8,400	7.1	2,077
781.....	10	7,800	7.9	2,858
260.....	11	2,900	8.2	3,118
496.....	12	5,950	8.7	3,614
280.....	13	3,600	9.0	3,894
98.....	14	1,400	9.1	3,992
117.....	15	1,800	9.3	4,109
370.....	16	6,000	9.9	4,479
506.....	17	8,500	10.6	4,985
82.....	18	1,500	10.7	5,067
27.....	19	500	10.7	5,094
132.....	23	3,000	11.0	5,226
162.....	28	4,500	11.5	5,388
187.....	29	5,500	12.1	5,575
64.....	31	2,000	12.4	5,639
63.....	32	2,000	12.6	5,702

* Including buildings.

The occupied farms were valued at \$37,500, or an average of \$2344 per farm. The average total farm capital on the occupied farms was \$3608, of which 65 per cent was in real estate, 22 per cent was in livestock, and 13 per cent was in machinery.

Condition of buildings

There were 70 separate farmsteads in this area.⁴ In 1927, two-fifths of the houses and nearly half of the barns were not usable or were gone (table 55). More than two-fifths of the usable houses and nearly three-fifths of the usable barns were considered poor.

TABLE 55. CONDITION OF BUILDINGS ON ALL FARMS,* BALD MOUNTAIN AREA, 1927

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	7	10.0	3	4.3
Fair.....	17	24.3	13	18.6
Poor.....	18	25.7	22	31.4
Not usable.....	7	10.0	6	8.6
Gone.....	21	30.0	26	37.1
Total.....	70	100.0	70	100.0

* Based on a tally of all building sites.

TABLE 56. COMBINATIONS OF BUILDINGS ON ALL FARMS,* BALD MOUNTAIN AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	2	2.9
Good.....	Fair.....	3	4.2
Fair.....	Good.....	1	1.4
Fair.....	Fair.....	8	11.4
Good.....	Poor.....	2	2.9
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	6	8.6
Poor.....	Fair.....	2	2.9
Poor.....	Poor.....	12	17.1
Total having both house and barn usable.....		36	51.4
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	0	0.0
Fair.....	Not usable.....	1	1.4
Fair.....	Gone.....	1	1.4
Poor.....	Not usable.....	2	2.9
Poor.....	Gone.....	2	2.9
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	0	0.0
Not usable.....	Poor.....	0	0.0
Gone.....	Poor.....	2	2.9
Total having either house or barn gone or not usable.....		8	11.5
Not usable.....	Not usable.....	2	2.9
Not usable.....	Gone.....	5	7.1
Gone.....	Not usable.....	1	1.4
Gone.....	Gone.....	18	25.7
Total having both house and barn gone or not usable.....		26	37.1
Grand total.....		70	100.0

* Based on a tally of all building sites.

⁴ The area referred to here, which is the one shown on the map, is a little larger than the area in which records were taken in 1926. No records were obtained in that part between Prospect Valley and Speedsville. The information on buildings was obtained in 1927. This larger area is used in the discussion of roads and buildings only.

There were only 14 farmsteads having both a fairly good house and a fairly good barn (table 56). About half of the farmsteads had both buildings still usable, while nearly two-fifths had no usable buildings.

Nearly half of the vacant farms in that part of the area in which records were taken had both a usable house and a usable barn, while one-third had no buildings that were usable (table 57).

TABLE 57. BUILDINGS ON VACANT FARMS,* BALD MOUNTAIN AREA, 1926

Farmsteads having	Number	Per cent
House usable and barn usable.....	14	45.3
House usable and barn not usable.....	3	9.7
House usable and barn gone.....	0	0.0
House not usable and barn usable.....	2	6.4
House not usable and barn not usable.....	2	6.4
House not usable and barn gone.....	1	3.2
House gone and barn usable.....	1	3.2
House gone and barn not usable.....	0	0.0
House gone and barn gone.....	8	25.8
Total.....	31	100.0

* Based on survey records.

The people

At the time when this survey was made (September and October, 1926), there were 50 persons living in this area (table 58).

TABLE 58. NUMBER OF PERSONS LIVING ON FARMS, BALD MOUNTAIN AREA, 1926

	Number	Per cent
Men.....	18	36.0
Women.....	14	28.0
Boys.....	10	20.0
Girls.....	8	16.0
Total.....	50	100.0

There was only 1 boy in the area more than 20 years old. The average age of the children was 8.7 years, and the average number of children living at home, per family having children, was 2 (tables 59 and 60). There were no children on 7 of the 16 occupied farms.

There were 16 occupied farms in the area. The average age of the occupants⁵ was about 47 years (table 61). Only 3 were under 40 years of age.

None of the occupants were born in the area, and only 1 was born within the limits of the counties in which the area is located (table 62). There was living in the area but one family which was related to the early settlers. There were 6 occupants who were born in other States, and 4 who were born in other countries. Half of the occupants came directly from other States to this area (table 63).

The previous employments of the farm occupants were as follows: one coal miner from Pittsburgh, one farmer from Wyoming, one railroad

⁵ The term "occupants" refers to the heads of families, whether these are farm operators, or are living on farms in the area but not operating them.

TABLE 59. NUMBER AND AGES OF CHILDREN LIVING AT HOME, BALD MOUNTAIN AREA, 1926

Age	Boys	Girls	Total
Under 10 years.....	4	5	9
10 to 14 years.....	3	3	6
15 to 19 years.....	2	0	2
20 years and over.....	1	0	1
Total number.....	10	8	18
Average age (years).....	9.4	8.0	8.7

TABLE 60. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, BALD MOUNTAIN AREA, 1926

Number of children in the family	Number of families	Total number of children
1.....	3	3
2.....	3	6
3.....	3	9
Total.....	9	18
Average per family.....		2

TABLE 61. AGES OF 15 OCCUPANTS, BALD MOUNTAIN AREA, 1926

Age	Number of occupants	Average age
Under 40 years.....	3	(Years) 30.7
40 to 59 years.....	10	48.5
60 years and over.....	2	63.0
Total number.....	15	.....
Average age (years).....		46.9

TABLE 62. BIRTHPLACES OF 16 OCCUPANTS AND THEIR PARENTS, BALD MOUNTAIN AREA

Birthplace	Occupants	Fathers	Mothers
Within Bald Mountain area.....	0	0	0
Elsewhere in Tioga or Tompkins County.....	1	2	1
Other counties in New York.....	5	3	3
Other States.....	6	6	7
Other countries.....	4	5	5
Total number.....	16	16	16

TABLE 63. PREVIOUS LOCATIONS OF 16 OCCUPANTS, BALD MOUNTAIN AREA

Previous location	Occupants
No location other than present one.....	0
Other farms in Bald Mountain area.....	2
Other parts of Caroline or Candor Township.....	0
Other townships in Tompkins or Tioga County.....	3
Other counties in New York.....	3
Other States.....	8

worker from St. Louis, one farmer from Michigan, one lumberman from Pennsylvania, one teamster from Monroe County, one shop worker from Cortland, one painter from New York City, one copper miner from Michigan, one wire-mill foreman from Pennsylvania, one blacksmith from Syracuse, one day laborer from Pennsylvania, one machine-shop worker from Pennsylvania, one lumberman from Chemung County, one farmer from Broome County, one farmer native of the county (table 64).

TABLE 64. PREVIOUS EMPLOYMENTS OF 16 OCCUPANTS, BALD MOUNTAIN AREA

Previous employment	Occupants	Previous employment	Occupants
No employment other than farming.....	4	Laborer on railroad.....	1
Lumberman.....	2	Laborer on canal, and teamster.....	1
Miner (coal or copper).....	2	Blacksmith.....	1
Machinist.....	2	Painter.....	1
Foreman in factory.....	1	Day laborer.....	1

Of the 16 occupants, 13 had lived in the area for less than five years. Of these, 5 had been there for less than one year. The average length of residence for the 13 was only 1.6 years. The longest term of residence of any occupant was sixteen years. (Table 65.)

TABLE 65. YEARS OF CONTINUOUS RESIDENCE OF 16 OCCUPANTS, BALD MOUNTAIN AREA, 1926

Years	Number of occupants	Average years of residence
Less than 5.....	13	1.6
5 to 9.....	2	5.8
10 and more.....	1	16.0
Total number.....	16	.....
Average years of residence.....	.....	3.0

Absentee owners

There were 31 vacant farms and 7 parcels of land in this area. Most of the owners of these vacant farms were located near the area, but 7 were in other counties of the State, and 4 were in other States or other countries (table 66).

TABLE 66. LOCATIONS OF 28 OWNERS OF VACANT FARMS AND PARCELS, BALD MOUNTAIN AREA, 1926

Location	Owners
Within Bald Mountain area.....	0
Other parts of Caroline or Candor Township.....	12
Other townships in Tompkins or Tioga County.....	5
Other counties in New York.....	7
Other States in the United States.....	2
Other countries.....	2

About one-third of the owners of the vacant farms were farming elsewhere. The majority of them, however, were working at occupations unrelated to agriculture (table 67).

TABLE 67. OCCUPATIONS OF 24 OWNERS OF VACANT FARMS AND PARCELS, BALD MOUNTAIN AREA, 1926

Occupation	Owners	Occupation	Owners
Farmer.....	8	Salt-works worker.....	1
Machinist.....	4	Garage worker.....	1
Retired.....	2	Government worker.....	1
Lawyer.....	1	Real-estate agent.....	1
Day laborer.....	1	Carpenter.....	1
Electrician.....	1	Paper hanger.....	1
Railroad worker.....	1		

Only 16 of the present owners of the vacant farms had lived on their farms. The average period of residence of these 16 owners on their farms was 16.3 years. The average number of years since these owners left was 9.6 (table 68).

TABLE 68. NUMBER OF YEARS SINCE THE OWNERS* OF THE VACANT FARMS LEFT, BALD MOUNTAIN AREA

Approximate number of years since leaving	Number of farms vacated each year
0.....	2
2.....	3
3.....	1
4.....	1
5.....	1
7.....	2
8.....	1
12.....	2
30.....	3
Total.....	16

* These are the 16 owners who had at one time lived on these farms.

Utilization of the land

The area studied included 5702 acres. There were 16 occupied farms, 31 vacant farms, and 7 parcels and woodlots (table 69). The average size of all farms in the area was 115 acres. The operated farms averaged about 150 acres each.

TABLE 69. CLASSIFICATION OF PROPERTY, BALD MOUNTAIN AREA, 1926

	Number of farms	Total acres	Average acres per farm
Occupied farms:			
Operated.....	14	2,118	151.3
Non-operated.....	2	173	86.5
Vacant farms:			
Cropped or pastured.....	18	1,916	106.4
Idle.....	13	1,221	93.9
Parcels and woodlots.....	7	274	39.1
Total.....	54	5,702	.....

About one-third of the total area was in woods, and a little more than one-third was in idle cleared land (table 70). Only 7 per cent was in crops other than hay, and 11 per cent was in hay.

TABLE 70. UTILIZATION OF THE LAND, BALD MOUNTAIN AREA, 1926

	Occupied farms		Vacant farms		Parcels and woodlots		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	341.75	14.9	275	8.8	10	3.6	616.75	10.8
Other crops.....	293.75	12.8	89	2.8	.....	.....	392.75	6.9
Pasture.....	319	13.9	166	5.3	6	2.2	491	8.6
Idle land.....	482.5	21.1	1,570	50.1	36	13.1	2,088.5	36.7
Woods.....	765	33.4	954	30.4	222	81.1	1,941	34.0
Farmstead.....	89	3.9	83	2.6	.....	.....	172	3.0
Total.....	2,291	100.0	3,137	100.0	274	100.0	5,702	100.0

Three-fifths of the cleared land was idle. On the vacant farms the idle land represented about three-fourths of the total cleared land, as compared with one-third on the occupied farms.

More than 60 per cent of the crop land in this area was in hay, about 18 per cent was in buckwheat, and 12 per cent was in oats (table 71). These three crops represented more than 90 per cent of the total crop area.

TABLE 71. ACREAGES OF THE DIFFERENT CROPS GROWN, BALD MOUNTAIN AREA, 1926

Crop	Occupied farms	Vacant farms	Total area	Per cent
	(Acres)	(Acres)	(Acres)	
Corn for fodder.....	13	7	20	2.0
Corn for grain.....	11.5	2	13.5	1.3
Potatoes.....	32.5	6	38.5	3.8
Beans.....	5.25	.....	5.25	0.5
Buckwheat.....	111	66	177	17.5
Oats and barley.....	4.5	.....	4.5	0.4
Oats.....	101	18	119	11.8
Barley.....	6	.....	6	0.6
Millet.....	4	.....	4	0.4
Corn and millet.....	3	.....	3	0.3
Oats and cowpeas.....	2	.....	2	0.2
Alfalfa.....	5	.....	5	0.5
Other hay.....	336.75	275	611.75	60.7
Total.....	635.5	374	1,009.5	100.0

A comparison of the crops grown in 1925 and in 1926 on 9 farms shows but little change. There was slightly less buckwheat in 1926 and slightly more oats and hay (table 72).

Yields were ascertained for the crop year 1925. Potatoes were a little better than the state average, but the other crops were considerably below (table 73). The New York State average yield of potatoes in 1925 was much below normal. The yields of the four principal crops — hay, buckwheat, oats, and potatoes — averaged 75 per cent of the New York State yields. Potatoes were important in raising this average yield, but they represented only a small part of the acreage. When these yields were weighted by the acreage grown, the average was 58.4 per cent of the state average.

A little more than one-third of the crop area was on the vacant farms. In 1926 some crops were put in on 14 vacant farms and hay was cut on 17 (table 74). The average period since crops had been grown or hay cut on the vacant farms was about four years.

TABLE 72. COMPARISON OF CROPS GROWN IN 1925 AND 1926 ON 9 FARMS, BALD MOUNTAIN AREA

Crop	1925		1926	
	Acres	Per cent	Acres	Per cent
Corn for fodder.....	17	4.2	7.5	1.7
Corn for grain.....			10.5	2.4
Corn and millet.....			3	0.7
Potatoes.....	17.75	4.4	18.5	4.2
Buckwheat.....	85.5	21.0	63	14.2
Oats.....	72	17.7	82	18.5
Barley.....			6	1.4
Oats and cowpeas.....			2	0.5
Winter wheat.....	7	1.7		
Millet.....	3	0.7	4	0.9
Alfalfa.....	5	1.2	5	1.1
Hay.....	199	49.1	241	54.4
Total.....	406.25	100.0	442.5	100.0

TABLE 73. YIELDS OF THE PRINCIPAL CROPS, BALD MOUNTAIN AREA, 1925

Crop	Number of farms	Number of acres	Average yield per acre	
			Bald Mountain	New York State
			(Bushels)	(Bushels)
Potatoes.....	9	17.75	94.9	86
Buckwheat.....	9	85.5	11.3	19
Oats.....	9	72	28.7	36
Winter wheat.....	2	7	18.3	19.5
			(Tons)	(Tons)
Hay.....	9	199	0.7	1.38

TABLE 74. STAGES IN THE ABANDONMENT OF VACANT FARMS, BALD MOUNTAIN AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1926.....	0	3	8	14	17
1925.....	1	2	5	2	3
1924.....	2	5	1	1	1
1923.....	3	2	1		1
1922.....	4	2	1	0	0
1921.....	5	1	1	2	2
1920.....	6	1	2	2	0
1919.....	7	2	0	1	1
1918.....	8	1	0	0	0
1917.....	9	1	1	0	0
	10	4	4	4	5
	15	1	4	2	1
	20	1	2	1	1
	25	1	0	0	0
	30	2	0	0	0
	35	2	1	0	0
Total number of farms.....		31	31	31	32
Average number of years since operation was discontinued.....		9.9	7.2	4.3	3.7

Some stock was pastured on 8 vacant farms in 1926. There were only 361 acres fenced and available for pasture on the vacant farms. This was scattered all over the area in 14 different lots.

The average period of vacancy of the unoccupied farms was about ten years. Abandonment started about thirty-five years ago, and a third of the vacant farms have been vacant for more than ten years.

Farm operations

Of the 16 occupied farms, 14 were being operated, but 5 of the operators had not been in the area long enough to furnish a complete year's record. Consequently, this discussion of farm operations is limited to data obtained from 9 farms.

The total receipts on the 9 operated farms were \$9332, or an average of \$1037 per farm (table 75).

TABLE 75. DETAILED RECEIPTS ON 9 FARMS, BALD MOUNTAIN AREA, 1925

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	8	910 bu...	\$1.82	\$1,655	\$184.0	82.2	.....
Buckwheat.....	2	260 bu...	0.78	203	22.5	10.1	.....
Oats.....	1	100 bu...	0.50	50	5.5	2.5	.....
Wheat.....	1	40 bu...	1.50	60	6.7	3.0	.....
Apples.....	1	30 bu...	1.50	45	5.0	2.2	.....
Total.....	.....	.....	.....	\$2,013	\$223.7	100.0	21.6
Livestock:							
Cows.....	2	2	\$70.00	\$140	\$15.6	17.5	.....
Calves.....	4	8	13.50	108	12.0	13.5	.....
Bulls.....	2	2	42.50	85	9.4	10.6	.....
Horses.....	1	3	45.00	135	15.0	16.9	.....
Pigs.....	2	24	48.33	116	12.9	14.5	.....
Hens.....	4	97	1.20	116	12.9	14.5	.....
Ducks.....	2	17	1.00	17	1.9	2.1	.....
Geese.....	1	6	3.00	18	2.0	2.3	.....
Turkeys.....	2	9	7.22	65	7.2	8.1	.....
Total.....	.....	.....	.....	\$800	\$88.9	100.0	8.6
Livestock products:							
Milk.....	2	.....	.....	\$1,218	\$135.4	42.5	.....
Cream.....	2	.....	.....	162	18.0	5.7	.....
Butter.....	4	2,150 lbs...	\$0.50	1,075	119.4	37.6	.....
Eggs.....	8	1,499 doz...	0.27	407	45.2	14.2	.....
Total.....	.....	.....	.....	\$2,862	\$318.0	100.0	30.6
Woodlot products:							
Cordwood.....	3	275 cords.	\$3.16	\$868	\$96.5	81.7	.....
Posts.....	1	100 cords.	0.12	12	1.3	1.1	.....
Ties.....	1	80 cords.	0.80	64	7.1	6.0	.....
Standing timber.....	2	.....	.....	119	13.2	11.2	.....
Total.....	.....	.....	.....	\$1,063	\$118.1	100.0	11.4
Outside work:							
Man work.....	3	116 days..	\$4.73	\$549	\$60.9	87.0	.....
Team work.....	3	19 days..	1.68	32	3.6	5.1	.....
Machine work.....	1	12 days..	4.17	50	5.6	7.9	.....
Total.....	.....	.....	.....	\$631	\$70.1	100.0	6.8
Increase in capital.....	8	.....	.....	\$1,963	\$218.1	100.0	21.0
Grand total.....	.....	.....	.....	\$9,332	\$1,036.9	.....	100.0

Livestock products were the most important source of income, milk and butter being the important items. Crop sales, principally of potatoes, constituted about one-fifth of the total receipts. Livestock sales brought only 9 per cent of the total receipts. About 12 per cent of the income came from woodlot products, most of which was cordwood. Only 7 per cent came from work done off the farm. There was an average increase in capital during the year of \$218 per farm, which accounted for 21 per cent of the total income.

The value of farm products used on the farm amounted to \$3329, or \$370 per farm for the 9 operated farms (table 76).

TABLE 76. AMOUNT AND VALUE OF FARM PRODUCTS USED ON 9 FARMS, BALD MOUNTAIN AREA, 1925

Commodity	Unit	Average sale price	9 operated farms			Total area	
			Quantity used	Total value	Value per farm	Quantity used	Total value
Milk.....	Quarts....	\$0.05	7,290	\$365	\$41	9,799	\$490
Butter.....	Pounds....	0.50	835	418	46	1,025	512
Eggs.....	Dozens....	0.27	1,559	421	47	1,599	432
Poultry.....	Number....	1.20	185	222	25	225	270
Pork.....	Pounds....	0.18	577	104	12	777	140
Beef.....	Pounds....	0.10	300	30	3	300	30
Potatoes.....	Bushels....	1.82	352	641	71	352	641
Total.....							
Firewood.....	Cords.....	\$3.16	357	\$2,201	\$245	417	\$2,515
Grand total.....				\$3,329	\$370		\$3,833

The total farm expense of these 9 farms amounted to \$8562, or an average of \$951 per farm. The current operating expense constituted 88 per cent of the total expense, and livestock purchased amounted to 12 per cent (table 77).

The current operating expense was \$7525, or \$836 per farm. Unpaid labor made up 42 per cent of this, feed 12 per cent, and taxes 9 per cent. An average of \$53 per farm was spent for new machinery. All other expenses were small. Taxes and threshing were the only expenses paid by all the farmers. Eight of the nine farmers had some expense for feed and horseshoeing. An average of \$30 per farm was spent on the buildings. Only one farmer used any fertilizer, while five used a total of 17 tons of lime. The average amount expended for livestock purchased was \$113 per farm. More than half of this was for cattle and 43 per cent was for horses.

On only 1 farm was there a decrease in capital during the year (table 77). The total value of livestock was \$1958 greater at the end of the year than at the beginning, machinery was \$155 higher, and real estate was \$170 lower (table 78). The net increase in inventory, which was due primarily to an increase in cattle, was \$1943, or \$216 per farm.

When all of the farm expenses are deducted from the total receipts, \$86 per farm is left to pay for the use of the capital invested and for the operator's labor (table 79). The average capital per farm was \$4089, and interest on this, at 5 per cent, amounts to \$205. Although these operators had houses to live in and farm products to use, they not only received

TABLE 77. DETAILED FARM EXPENSES ON 9 FARMS, BALD MOUNTAIN AREA, 1925

	Number of farms having expense	Number of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Year help.....	1	.....	\$ 49	\$ 5.6	0.6	.....
Day help.....	3	.....	91	10.1	1.2	.....
Board of hired labor.....	2	.....	259	28.8	3.4	.....
Unpaid labor (including board).....	6	.....	3,153	350.3	41.9	.....
Breeding fees.....	4	.....	20	2.2	0.3	.....
Building repairs.....	5	.....	273	30.3	3.6	.....
Hay purchased.....	2	.....	125	13.9	1.6	.....
Feed purchased.....	8	.....	908	100.9	12.1	.....
Grinding feed.....	5	.....	41	4.6	0.5	.....
Fencing.....	1	.....	25	2.8	0.3	.....
Fertilizer.....	1	2.5 tons	82	9.1	1.1	.....
Lime.....	5	17 tons	102	11.3	1.4	.....
Horseshoeing.....	8	.....	244	27.1	3.2	.....
Insurance.....	5	.....	45	5.0	0.6	.....
Machinery bought.....	5	.....	473	52.6	6.3	.....
Machinery repairs.....	3	.....	36	4.0	0.5	.....
Machinery hired.....	3	.....	69	7.7	0.9	.....
Threshing.....	9	.....	199	22.1	2.6	.....
Gasoline and oil.....	2	.....	58	6.4	0.8	.....
Twine.....	5	.....	30	3.3	0.4	.....
Automobile expense.....	2	.....	110	12.2	1.5	.....
Dairy supplies.....	3	.....	28	3.1	0.4	.....
Hauling milk.....	3	.....	142	15.8	1.9	.....
Grass seed.....	7	.....	165	18.3	2.2	.....
Other seeds.....	7	.....	87	9.7	1.2	.....
Taxes.....	9	.....	668	74.3	8.9	.....
Veterinary fees.....	2	.....	22	2.4	0.3	.....
Miscellaneous.....	3	.....	21	2.3	0.3	.....
Total.....	.....	.....	\$7,525	\$836.1	100.0	87.9
Livestock purchased:						
Cows (grade).....	3	3	\$235	\$26.1	23.1	.....
Heifers (grade).....	3	10	270	30.0	26.6	.....
Calves.....	3	3	10	1.1	1.0	.....
Horses.....	5	7	436	48.5	42.9	.....
Boars.....	1	1	12	1.3	1.1	.....
Other hogs.....	1	1	12	1.3	1.1	.....
Pigs.....	2	4	18	2.0	1.8	.....
Hens.....	2	55	24	2.7	2.4	.....
Total.....	.....	.....	\$1,017	\$113.0	100.0	11.9
Decrease in capital.....	1	.....	\$20	\$2.2	100.0	0.2
Grand total.....	.....	.....	\$8,562	\$951.3	100.0	100.0

nothing for their labor, but found that their farm income was \$119 less than farm expenses and interest.

If it had been necessary for these operators to pay all expenses in cash, they would have been unable to remain on their farms. The total indebtedness of these farmers was \$5397, or \$600 per farm. Consequently, the cash outlay for interest was \$30 per farm out of a total interest charge of \$205. Unpaid labor was another expense not paid for in cash. On the other hand, there was an increase in capital of \$216 per farm, included among the receipts for which no cash was received. When all these items are taken into consideration, an average of \$219 in cash was available for family living expenses and for saving. The estimated average cash expense per family for food was \$239, and for clothing \$72. Apparently, the operators must have had other sources of income than from farming operations, or some of their expenses were not paid.

TABLE 78. CHANGES IN INVENTORY DURING THE YEAR ON 9 FARMS, BALD MOUNTAIN AREA, 1925

	Number of livestock			
	At beginning of year	At end of year	Increase	Decrease
Cattle:				
Cows (grade).....	39	49	10	
Heifers (grade).....	17	31	14	
Bulls (grade).....	4	4		
Bulls (purebred).....	1	2	1	
Horses.....	22	23	1	
Hogs:				
Brood sows.....	2	5	3	
Boars.....	1	2	1	
Other hogs.....	6	3		3
Pigs.....	2	0		2
Poultry:				
Hens.....	478	492	14	
Ducks.....	22	30	8	
Geese.....	16	19	3	
Turkeys.....	8	3		5
Value of livestock.....	\$6,826	\$8,784	\$1,958	
Value of machinery.....	\$3,735	\$3,890	\$155	
Value of real estate.....	\$25,265	\$25,095		\$170

TABLE 79. LABOR INCOMES ON 9 FARMS, BALD MOUNTAIN AREA, 1925

	Total	Average per farm
Receipts:		
Increase in machinery.....	\$ 155	\$ 17
Increase in livestock.....	1,958	218
Crops.....	2,013	224
Livestock sold.....	800	89
Livestock products.....	2,862	318
Miscellaneous.....	1,694	188
	\$9,482	\$1,054
Expenses:		
Decrease in real estate.....	\$ 170	\$ 19
Livestock purchased.....	1,017	113
Operating expenses.....	7,525	836
	8,712	968
Income from capital and operator's labor.....	\$ 770	\$ 86
Capital:		
Real estate.....	\$25,180	\$2,798
Machinery.....	3,813	424
Livestock.....	7,805	867
	\$36,798	\$4,089
Interest on average capital at 5 per cent.....	1,841	205
Labor income.....	-\$1,071	-\$119

Taxation

The total assessed valuation of the area in 1926 was \$60,650, or \$10.64 per acre. The town, county, and state tax averaged 25 cents per acre. The average school tax paid for the school year 1926-27 was 12 cents per acre, making an average total tax of 37 cents per acre (table 80). This tax represented 3.5 per cent of the assessed valuation and 3 per cent of the farmers' valuations.

On the average, the land in this area was assessed at 85 per cent of the farmers' estimated value (table 81). The occupied farms were assessed at an average of 73 per cent of the farmers' valuations, and the vacant farms at 98 per cent.

TABLE 80. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, BALD MOUNTAIN AREA, 1926

	Number of acres	Assessed valuation		Tax rate per \$1000 valuation	Taxes*	
		Total	Per acre		Total	Per acre
Town, county, and state tax:						
Candor.....	1,525	\$11,100	\$ 7.28	\$30.50	\$ 399	\$0.22
Caroline.....	4,177	49,550	11.86	22.00	1,090	0.26
Total.....	5,702	\$60,650	.....	.....	\$1,429	.....
Average.....			\$10.64			\$0.25
School tax:						
Candor:						
District 6.....	224	\$ 1,500	\$ 6.70	\$15	\$ 22	\$0.10
District 8.....	338	2,700	7.99	10	27	0.08
District 20.....	903	6,900	7.17	10	69	0.07
Caroline:						
District 4.....	2,003	23,800	11.88	12	286	0.14
District 6.....	296	3,950	13.34	13	51	0.17
District 11.....	1,327	15,600	11.76	9	140	0.11
District 12.....	149	1,700	11.41	20	34	0.23
District 15.....	233	2,700	11.59	19	51	0.22
District 17.....	169	1,800	10.65	9	16	0.09
Total.....	5,702	\$60,650	.....	.....	\$696	.....
Average.....			\$10.64			\$0.12
Grand total.....					\$2,125	
Average.....						\$0.37

* Not including cost of collection.

† Combined with District 17.

TABLE 81. COMPARISON OF LAND VALUES* ON OCCUPIED AND ON VACANT FARMS, BALD MOUNTAIN AREA, 1926

	Number	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms.....	16	2,291	\$27,420	\$12.0	\$37,500	\$16.4
Vacant farms:						
Both buildings usable....	14	1,594	\$16,200	\$10.2	\$18,800	\$11.8
Only the house usable....	3	213	2,500	11.7	2,300	10.8
Only the barn usable....	1	128	1,250	9.8	1,400	10.9
Both buildings unusable....	3	373	3,900	10.5	1,700	4.6
No buildings.....	11	829	7,080	8.5	7,500	9.0
Total.....	32	3,137	\$30,930	.....	\$31,700	.....
Average.....				\$9.9		\$10.1
Parcels.....	7	274	\$2,300	\$8.4	\$2,500	\$9.1
Grand total.....	54	5,702	\$60,650	.....	\$71,700	.....
Average.....				\$10.6		\$12.6

* Including buildings.

Contribution of the agriculture of the area

The value of the agricultural products which this area contributed for use on the farm and for sale amounted to \$2.78 per acre of cleared land (table 82). To obtain this, it was necessary to import supplies amounting to 87 cents per acre of cleared land. The difference, which represents the net contribution of the agriculture of this area, was \$1.91 per acre of cleared land.

The total number of working days on the 9 operated farms was 4355 (table 83). Nearly two-thirds of this work was done by the operators,

TABLE 82. VALUE OF THE PHYSICAL CONTRIBUTION OF THE AGRICULTURE OF THE BALD MOUNTAIN AREA, 1925*

	Total value	Value per acre of cleared land (3589 acres)
Products sold, or used on farm:		
Crops:		
Sold.....	\$2,013	\$0.56
Used on farm.....	641	0.18
Livestock:		
Sold.....	800	0.22
Used on farm.....	356	0.09
Increase in inventory.....	1,958	0.55
Livestock products:		
Sold.....	2,862	0.80
Used on farm.....	1,204	0.34
Machinery, increase in inventory.....	155	0.04
Total.....	\$9,089	\$2.78
Products imported:		
Livestock bought.....	\$1,017	\$0.28
Machinery:		
Bought.....	473	0.13
Repairs.....	36	0.01
Feed.....	1,033	0.29
Seed.....	252	0.07
Fertilizer and lime.....	184	0.05
Other supplies.....	137	0.04
Total.....	\$3,132	\$0.87
Net contribution.....	\$6,857	\$1.91

* These figures do not include woodlot products, products sold from or used on occupied but unoperated farms, products sold from or used on farms not operated for the complete year for which records were taken, or products removed from the vacant farms by persons living outside the area.

TABLE 83. DETAILED LABOR RECORD ON OPERATED FARMS, BALD MOUNTAIN AREA, 1925

	Number of persons	Number of working days	Per cent of group	Per cent of total
Operators.....	9	2,700	.....	62.0
Unpaid labor:				
Wife.....	2	390	28.9	.....
Son.....	2	600	44.4	.....
Other.....	2	360	26.7	.....
Total.....		1,350	100.0	31.0
Hired labor:				
Year.....	1	270	88.5	.....
Day.....		35	11.5	.....
Total.....		305	100.0	7.0
Grand total.....		4,355	.....	100.0
Outside labor.....		72	7.3	.....
Labor in woods.....		914	92.7	.....
Total.....		986	100.0	22.6
Number of working days spent on agriculture.....		3,369	100.0	77.4
Grand total.....		4,355	.....	100.0

and nearly one-third by the unpaid family labor. Only 7 per cent of the labor was hired. The number of days spent on work done off the farm and in the woods was 986. This leaves 3369 working days for the agriculture of the area, which is 1.1 days per acre of cleared land.

The net amount of \$1.91 is the pay for 1.1 days labor, interest on investment, maintenance of the farm, taxes, breeding fees, grinding feed, insurance, machinery hired, threshing, use of automobile, milk hauling, and veterinary fees.

Comparison of the farming operations in 1906 with those in 1925

There were more occupied farms in this area in 1906 than in 1925, making the total production of the area greater; but there was not a great difference in the activities per farm (table 84).

TABLE 84. COMPARISON OF THE FARMING OPERATIONS IN 1906 WITH THOSE IN 1925, BALD MOUNTAIN AREA

	Average per farm	
	1906	1925
Number of farms.....	17	9
Age of operator (years).....	45	50
Total acres.....	158	161
Value of land per acre.....	\$15.58	\$17.43
Farm capital:		
Real estate.....	\$2,461	\$2,798
Machinery.....	\$213	\$424
Livestock.....	\$640	\$867
Livestock (numbers):		
Cows.....	6.5	4.9
Heifers.....	1.8	2.7
Calves.....	2.7	0.0
Bulls.....	0.6	0.2
Horses.....	2.6	2.5
Colts.....	0.2	0.0
Sheep.....	6.1	0.0
Lambs.....	5.4	0.0
Hens.....	54.5	53.9
Crops (acres):		
Corn for grain.....	2.2	0.2
Corn for fodder.....	1.3	1.7
Millet.....	0.0	0.3
Potatoes.....	1.9	2.0
Buckwheat.....	6.1	9.5
Oats.....	5.6	8.0
Barley.....	0.2	0.0
Oats and barley.....	2.4	0.0
Wheat.....	0.5	0.8
Rye.....	0.2	0.0
Hay.....	34.4	22.7
Per cent that the average yields of potatoes, buckwheat, oats, and hay were of the state average.....	78.6	60.8

The average size of farms was about the same in both years. There were a few more cows in 1906, but even at that time these averaged only 6.5 per farm. The farmers were growing a little more buckwheat and oats in 1925 than were grown in 1906, but corn for grain had practically disappeared, and the hay acreage had decreased about one-third. The weighted-average yields of the four major crops (potatoes, buckwheat, oats, and hay) were about three-fourths of the New York State average in 1905 and less than two-thirds of the state average in 1925. While more farming was being done in 1906 than in 1925, even at that time this area was much below the average for the State.

BULL HILL AREA

The following was clipped from a February, 1927, issue of the *Syracuse Herald*. It is representative of the thought of a number of persons living in the southern part of New York.

Binghamton, Feb. 19 — The new-American farmers from Europe are proving the salvation of the Southern-Tier farms. Slowly and steadily their stream of immigration continues and they are starting the hard enterprise of changing the scores of old abandoned back-country hill farms into little gardens of prosperity. American farmers are importing farm workers from Czechoslovakia, Poland, Austria, and other mid-European countries to till the soil that American farmers have turned their backs upon. Fine old mansions, the cradling places of modern American families of pretension and enterprise, today fairly swarm with large old-country families who will be the Americans of the future.

..... Slowly and surely the urban driftward of the towns is depleting the suburban and farming population.

..... The remedy is thought among Broome County farmers to be in placing new-Americans on run-down farms, especially the hill farms. Old-country farmers are picked to hold down the waste places, and it is reasoned that the careful European farmers should do as well as the more wasteful type of American farmer in getting a strangle-hold of the hard-scrabbly hill farms.....

..... The European farmer has come to stay.

It was with the idea of investigating some of the foregoing statements that the Bull Hill area was studied. It is an abandoned farm area which was resettled by people of foreign birth coming largely from northern Europe.

Location

The Bull Hill area is located in the townships of Newfield and Danby in Tompkins County, Cayuta in Schuyler County, Van Etten in Chemung County, and Spencer in Tioga County. It contains about 25,000 acres, and may be roughly outlined as the region lying north of Swartwood, Van Etten, and Spencer, west of North Spencer and West Danby, south of Newfield, and east of Pony Hollow and Cayuta. A map of the area is shown in figure 4 (page 21). The Lehigh Valley Railroad runs around three sides of the area, with stations at Newfield, West Danby, North Spencer, Spencer, Van Etten, and Cayuta. Fluid-milk plants are located at Spencer and Cayuta. Macadam roads run through the valleys surrounding the area, and may be reached by going down the hill in any direction. Ithaca is fifteen miles distant, and Elmira about twenty-eight.

Description

The highest point within the area is 1963 feet above sea level, and the lowest about 1200 feet. The surrounding villages are about 1000 feet above sea level. The 242 farmsteads are located at an average elevation of 1650 feet. The approach into the area from Newfield is not so abrupt as that from the other directions. This is a large area and contains a number of hilltops, and consequently the hill ascended on first leaving the macadam road may not be the only one to encounter before reaching a farm.

The soil map of Tompkins County shows the soil of the area to be chiefly the stony silt loams of the Lordstown, Volusia, and Allis series (table 85). About half of the area is the steep phase of the Lordstown stony silt loam, which is practically non-cultivable.

TABLE 85. SOIL TYPES OF THE PART OF THE BULL HILL AREA WITHIN TOMPKINS COUNTY

	Per cent
Lordstown stony silt loam (steep phase).....	48
Allis stony silt loam.....	21
Lordstown stony silt loam.....	10
Volusia stony silt loam.....	7
Wooster stony silt loam.....	7
Rough and stony land.....	6
Volusia silty clay loam.....	1
	100

Of about 85 miles of public roads within the area, only 8 miles were classified by the writer as good (table 86). There were 10 miles which were unused and had become impassable. The majority of the roads were in fair condition during the summer.

TABLE 86. CONDITION OF ROADS IN SUMMER, BULL HILL AREA, 1927

Condition	Miles	Per cent
Good.....	8	9.4
Fair.....	52	61.2
Poor.....	15	17.6
Unused.....	10	11.8
Total.....	85	100.0

Livestock

Dairying is the most important enterprise in this area. There were 30 farmers with 8 or more cows. The average number of cows per farm for all farms was 5.2 (table 87). About one-tenth of the cattle were purebred. About 1 heifer was being raised to every 2 cows.

TABLE 87. NUMBER AND VALUE OF LIVESTOCK ON 94 OCCUPIED FARMS, BULL HILL AREA, 1927

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows (grade).....	440	4.7	\$43,296	\$ 98.4	\$460.5	43.5
Cows (purebred).....	50	0.5	8,500	170.0	90.4	8.6
Heifers (grade).....	192	2.0	8,060	42.0	85.7	8.1
Heifers (purebred).....	49	0.5	4,615	94.2	40.1	4.6
Calves.....	47	0.5	767	16.3	8.2	0.8
Bulls (grade).....	17	0.2	622	36.6	6.6	0.6
Bulls (purebred).....	14	0.1	1,295	92.5	13.8	1.3
Horses and mules:						
Work horses.....	190	2.0	20,710	109.0	220.3	20.8
Colts.....	2	.....	150	75.0	1.6	0.2
Mules.....	7	0.1	900	128.6	9.6	0.9
Sheep:						
Ewes.....	74	0.8	885	12.0	9.4	0.9
Bucks.....	3	.....	50	16.7	0.5	0.1
Lambs.....	22	0.2	110	5.0	1.2	0.1
Hogs:						
Brood sows.....	9	0.1	345	38.3	3.7	0.3
Boars.....	2	.....	45	22.5	0.5	0.1
Other hogs.....	33	0.4	591	17.9	6.3	0.6
Pigs.....	13	0.1	71	5.5	0.8	0.1
Poultry:						
Hens.....	8,140	86.6	8,371	1.0	89.1	8.4
Ducks.....	3	.....	4	1.3	.....	.....
Total.....	.....	.....	\$99,387	.....	\$1,057.3	100.0

There were 2 horses per farm, on the average. There were 2 colts and 7 mules in the entire area.

Sheep were found on 6 farms, the total number being 74 ewes, 3 bucks, and 22 lambs.

There were 9 brood sows in the area. About 1 pig was being raised for every 2 farms.

Hens were important on some farms. There were 33 farmers who kept 100 or more, and 5 farmers who kept 300 or more. The average for all farms was 87 hens. The largest flock numbered 570.

The total value of livestock was \$99,387, or \$1057 per occupied farm. About 68 per cent of this value was in cattle, 21 per cent was in horses, and 8 per cent was in hens.

Machinery

There were 7 tractors in the area, 3 of which were Fordsons (table 88). Only 1 of the tractors was new in 1926. Their total value was \$2550, or an average of \$364 each.

TABLE 88. TRACTORS, BULL HILL AREA, 1927

Make of tractor	Number	Total value	Value per tractor
Fordson.....	3	\$850	\$283
Titan.....	1	400	400
International.....	1	500	500
McCormick-Deering.....	1	750	750
Cletrac.....	1	50	50
Total.....	7	\$2,550	.....
Average.....	.....	.....	\$364

There were 13 trucks in the area. Of these, 8 were Fords with an average value of \$231 (table 89). The total value of all trucks was \$4125, or an average of \$317 each.

TABLE 89. TRUCKS, BULL HILL AREA, 1927

Make of truck	Number	Total value	Value per truck
Ford.....	8	\$1,850	\$231
Overland.....	2	650	325
Chevrolet.....	1	600	600
Reo.....	1	900	900
Stewart.....	1	125	125
Total.....	13	\$4,125	.....
Average.....	.....	.....	\$317

The value of all the farm machinery in the area, including trucks and tractors, was \$59,785, or \$636 per occupied farm.

There were 49 automobiles in the area, of which 19 were Fords (table 90). The Fords averaged \$187 each in value. The commonest makes were Ford, Overland, Chevrolet, and Star. There were only 6 cars that were new in 1926, and 1 dated back to 1915. The total investment in automobiles amounted to \$11,915, averaging \$243 per car.

TABLE 90. AUTOMOBILES,* BULL HILL AREA, 1927

Manufacturer's year	Make of car										Total number
	Ford	Over-land	Chevrolet	Star	Dodge	Cleveland	Willys-Knight	Buick	Maxwell	Dort	
1915.....	....	....	....	....	....	....	....	I	....	....	I
1918.....	I	....	....	....	....	....	....	....	....	....	I
1919.....	I	I	....	....	....	....	....	....	....	I	3
1920.....	I	....	I	....	I	....	I	....	....	....	4
1921.....	5	....	....	....	I	....	....	....	....	....	6
1923.....	4	2	I	2	I	....	....	....	I	....	11
1924.....	2	....	3	I	....	2	....	....	....	....	8
1925.....	I	4	2	2	....	....	....	....	....	....	9
1926.....	4	2	....	....	....	....	....	....	....	....	6
Total number....	19	9	7	5	3	2	I	I	I	I	49
Total value.....	\$3,555	\$3,350	\$1,885	\$1,200	\$625	\$500	\$400	\$200	\$150	\$50	\$11,915
Average value....	\$187	\$372	\$269	\$240	\$208	\$250	\$400	\$200	\$150	\$50	\$243

* Not included in farm machinery.

Real estate

The estimated total value of the land and buildings on the occupied farms was \$262,304, or \$2790 per farm. The average value of these farms per acre was \$21.10. The average total farm capital per occupied farm was \$4483, of which 62 per cent was in real estate, 24 per cent was in livestock, and 14 per cent was in machinery.

The estimated total value of the land and buildings in the entire area was \$386,060, or \$15.20 per acre. There were about 11,000 acres with a value of \$10 or less per acre, and 18,000 acres with an average value of \$10 (table 91).

On the average, the present owners paid \$16.70 per acre for their farms (table 92). They value these same farms now at an average of \$21.10 per acre. In many cases new buildings have been erected and the soil has been limed consistently, so that some of this increase may be justified. It is extremely doubtful, however, whether these farms could be sold at their estimated values. The amount paid down when the farms were purchased ranged from nothing to full cash payment. On the average, about half of the purchase price was paid in cash.

Condition of buildings

On two-fifths of the 242 farmsteads, the houses were gone or unusable; and on an equal proportion, the barns were gone or unusable (table 93). About one-fourth of the usable houses and two-fifths of the usable barns were considered poor.

The unusually high proportion of usable buildings that were good was due to the improvement made by the foreign-born owners. About one-third of the farmsteads had both a fairly good house and a fairly good barn, while more than half had both a usable house and a usable barn (table 94). Only one-seventh of all the farmsteads had either the house or the barn gone or not usable, while one-third had both house and barn gone or not usable.

Approximately one-third of the vacant farms had both the house and the barn usable, while one-half had no buildings that were usable (table 95).

TABLE 91. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, BULL HILL AREA, 1927

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
248.....	\$ 1	\$ 250	\$ 1.0	248
312.....	2	710	1.7	560
438.....	3	1,380	2.3	908
1,761.....	4	7,250	3.5	2,759
2,619.....	5	13,090	4.2	5,378
1,328.....	6	7,875	4.6	6,706
1,166.....	7	8,100	4.9	7,872
1,084.....	8	8,900	5.3	8,956
107.....	9	1,000	5.4	9,063
1,670.....	10	16,880	6.1	10,733
786.....	11	8,700	6.4	11,519
700.....	12	8,600	6.8	12,219
345.....	13	4,600	7.0	12,564
498.....	14	7,200	7.2	13,062
986.....	15	14,700	7.8	14,048
1,125.....	16	18,025	8.4	15,173
290.....	17	5,000	8.6	15,493
769.....	18	13,700	9.0	16,232
1,396.....	19	26,400	9.8	17,628
851.....	20	16,800	10.2	18,479
532.....	21	11,200	10.5	19,011
635.....	22	14,000	10.9	19,646
344.....	23	7,950	11.1	19,990
289.....	24	6,950	11.3	20,279
636.....	25	15,850	11.7	20,915
1,162.....	26	30,200	12.5	22,077
202.....	27	5,400	12.6	22,279
414.....	28	11,500	12.9	22,693
96.....	29	2,800	12.9	22,780
914.....	30	27,600	13.6	23,703
70.....	31	2,200	13.7	23,773
172.....	32	5,500	13.8	23,945
271.....	33	9,000	14.0	24,216
109.....	35	3,500	14.1	24,316
195.....	36	7,000	14.3	24,511
223.....	38	8,500	14.5	24,734
64.....	39	2,500	14.5	24,798
113.....	40	4,500	14.7	24,911
263.....	42	11,000	14.9	25,174
61.....	45	2,750	15.0	25,235
50.....	50	2,500	15.1	25,285
58.....	52	3,000	15.2	25,343
22.....	68	1,500	15.2	25,395

* Including buildings.

TABLE 92. PURCHASE PRICES PAID BY 70 OF THE PRESENT OWNERS OF FARMS BULL HILL AREA

Purchase price per acre	Number of farms	Total acres	Average acres per farm	Total purchase price	Average price per acre	Original indebtedness	
						Total	Per cent of purchase price
Less than \$10.....	8	1,219	152.4	\$ 9,150	\$ 7.5	\$ 4,500	49.2
\$10 to \$14.....	22	3,799	172.7	46,730	12.3	24,710	52.9
\$15 to \$19.....	13	1,752	134.8	28,200	16.1	16,350	58.0
\$20 to \$24.....	11	975	88.6	21,250	21.8	12,650	59.5
\$25 and more.....	16	1,419	88.7	48,160	33.9	22,400	46.5
Total.....	70	9,164	.....	\$153,490	.....	\$80,610	.....
Average.....	.....	.....	130.9	.....	\$16.7	.....	52.5

TABLE 93. CONDITION OF BUILDINGS ON ALL FARMS,* BULL HILL AREA, 1927

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	58	24.0	26	10.7
Fair.....	58	24.0	57	23.6
Poor.....	30	12.4	59	24.4
Not usable.....	16	6.6	14	5.8
Gone.....	80	33.0	86	35.5
Total.....	242	100.0	242	100.0

* Based on a tally of all building sites.

TABLE 94. COMBINATIONS OF BUILDINGS ON ALL FARMS,* BULL HILL AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	19	7.9
Good.....	Fair.....	25	10.3
Fair.....	Good.....	7	2.9
Fair.....	Fair.....	25	10.3
Good.....	Poor.....	10	4.1
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	20	8.3
Poor.....	Fair.....	4	1.7
Poor.....	Poor.....	17	7.0
Total having both house and barn usable.....		127	52.5
Good.....	Not usable.....	2	0.8
Good.....	Gone.....	2	0.8
Fair.....	Not usable.....	3	1.2
Fair.....	Gone.....	3	1.2
Poor.....	Not usable.....	2	0.8
Poor.....	Gone.....	7	3.0
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	3	1.2
Not usable.....	Poor.....	2	0.8
Gone.....	Poor.....	10	4.2
Total having either house or barn gone or not usable.....		34	14.0
Not usable.....	Not usable.....	2	0.8
Not usable.....	Gone.....	12	5.0
Gone.....	Not usable.....	5	2.1
Gone.....	Gone.....	62	25.6
Total having both house and barn gone or not usable.....		81	33.5
Grand total.....		242	100.0

* Based on a tally of all building sites.

TABLE 95. BUILDINGS ON VACANT FARMS,* BULL HILL AREA, 1927

Number of farms with	Number	Per cent
House usable and barn usable.....	34	34.8
House usable and barn not usable.....	5	5.1
House usable and barn gone.....	6	6.1
House not usable and barn usable.....	2	2.0
House not usable and barn not usable.....	4	4.1
House not usable and barn gone.....	6	6.1
House gone and barn usable.....	4	4.1
House gone and barn not usable.....	6	6.1
House gone and barn gone.....	31	31.6
Total.....	98	100.0

* Based on survey records.

The people

At the time when this survey was made (April, 1927), there were 381 persons living in the entire area of about 25,000 acres (table 96). Nearly

TABLE 96. NUMBER OF PERSONS LIVING ON FARMS, BULL HILL AREA, 1927

	Foreign-born residents		American-born residents		All residents	
	Number	Per cent	Number	Per cent	Number	Per cent
Men.....	63	23.3	43	38.8	106	27.8
Women.....	62	23.0	34	30.6	96	25.2
Boys.....	76	28.2	18	16.2	94	24.7
Girls.....	69	25.5	16	14.4	85	22.3
Total.....	270	100.0	111	100.0	381	100.0

three-fourths of these belonged to the families of the foreign-born residents. Of 94 boys and 85 girls living on these farms, 76 boys and 69 girls were the children of the foreign-born residents (table 97). There were 12 boys in the area 20 years old or over. The average age of the boys was 13.6 years and of the girls 10.5 years.

TABLE 97. NUMBER AND AGES OF CHILDREN LIVING AT HOME, BULL HILL AREA, 1927

Age	Foreign-born residents		American-born residents		All residents	
	Boys	Girls	Boys	Girls	Boys	Girls
Under 10 years.....	23	31	5	6	28	37
10 to 14 years.....	21	22	5	7	26	29
15 to 19 years.....	24	14	4	1	28	15
20 years and over.....	8	2	4	2	12	4
Total number.....	76	69	18	16	94	85
Average age (years).....	13.2	10.0	15.6	12.4	13.6	10.5

The number of children living at home averaged 2.9 per family for the foreign-born residents having children, and 2.1 per family for the American-born residents having children (table 98). On all but 9 of the 59 farms occupied by the foreign-born residents, there were some children living. On 19 of the 35 farms occupied by the American-born residents, there were no children living.

The foreign-born occupants⁶ of the area were, on the average, about eight years younger than the American-born occupants. The average age of all occupants was 49 years (table 99). There were 12 foreign-born occupants, and 7 American-born occupants, under the age of 40.

The majority of the foreign-born farmers came from Finland (table 100). There were 9 from four other European countries. Nearly all of the American-born farmers were natives of the area or of near-by counties (table 101).

⁶ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 98. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN,
BULL HILL AREA, 1927

Number of children in the family	Foreign-born residents		American-born residents		All residents	
	Number of families	Total number of children	Number of families	Total number of children	Number of families	Total number of children
1.....	8	8	6	6	14	14
2.....	20	40	6	12	26	52
3.....	7	21	0	.....	7	21
4.....	3	12	4	16	7	28
5.....	9	45	0	.....	9	45
6.....	2	12	0	.....	2	12
7.....	1	7	0	.....	1	7
Total.....	50	145	16	34	66	179
Average per family.....	.....	2.9	.....	2.1	.....	2.7

TABLE 99. AGES OF 93 OCCUPANTS, BULL HILL AREA, 1927

Age	Foreign-born occupants			American-born occupants			All occupants		
	Num-ber	Average age	Per cent	Num-ber	Average age	Per cent	Num-ber	Average age	Per cent
Under 40 years.....	12	(Years) 32.3	20.7	7	(Years) 32.0	20.0	19	(Years) 32.2	20.4
40 to 59 years.....	41	47.9	70.7	13	48.8	37.1	54	48.1	58.1
60 years and over.....	5	63.8	8.6	15	68.8	42.9	20	67.6	21.5
Total number.....	58	.....	100.0	35	.....	100.0	93	.....	100.0
Average age (years).	.....	46.0	.....	.....	54.0	.....	.....	49.0	.....

TABLE 100. BIRTHPLACES OF 58 FOREIGN-BORN OCCUPANTS, BULL HILL AREA

Birthplace	Number	Per cent
Finland.....	49	84.5
Bohemia.....	4	7.0
Austria.....	2	3.4
Germany.....	2	3.4
Denmark.....	1	1.7
Total.....	58	100.0

TABLE 101. BIRTHPLACES OF 33 AMERICAN-BORN OCCUPANTS AND THEIR PARENTS,
BULL HILL AREA

Birthplace	Occupants	Fathers	Mothers
Within Bull Hill area.....	7	1	2
Elsewhere in Tompkins, Chemung, Tioga, or Schuyler County.....	21	12	10
Other counties in New York.....	2	5	6
Other States.....	3	7	10
Other countries.....	0	4	1
Total.....	33	29	29

The foreign-born occupants came into this area from a rather widespread territory (table 102). All had worked in this country for some years. Those coming from New York City had been working as carpenters. Those coming from Pennsylvania, Ohio, Michigan, and Minnesota had been working in the iron and steel mills or in the coal and copper mines (table 103).

TABLE 102. PREVIOUS LOCATIONS OF 57 FOREIGN-BORN OCCUPANTS, BULL HILL AREA

Previous location	Occupants	Previous location	Occupants
Other farms in area.....	5	Ohio.....	8
Elmira.....	2	Michigan.....	12
Buffalo.....	1	Minnesota.....	2
New York City.....	13	Nebraska.....	1
Massachusetts.....	1	Montana.....	1
Connecticut.....	1	Canada.....	1
Pennsylvania.....	9		

TABLE 103. PREVIOUS EMPLOYMENTS OF 51 FOREIGN-BORN OCCUPANTS, BULL HILL AREA

Previous employment	Occupants	Previous employment	Occupants
Carpenter.....	15	Worker in stone quarry.....	2
Iron- or steel-mill worker.....	8	Butcher.....	2
Miner (coal, copper, or silver).....	7	Day laborer.....	2
Farmer.....	7	Bricklayer.....	1
Shop worker.....	6	Tailor.....	1

Most of the American-born farmers had always lived in the vicinity of the Bull Hill area (table 104). A few came from outside the State. More than one-half had formerly been in occupations other than farming (table 105).

TABLE 104. PREVIOUS LOCATIONS OF 29 AMERICAN-BORN OCCUPANTS, BULL HILL AREA

Previous location	Occupants
Tompkins, Tioga, Chemung, or Schuylar County.....	24
Other counties in New York.....	1
Other States.....	4

TABLE 105. PREVIOUS EMPLOYMENTS OF 22 AMERICAN-BORN OCCUPANTS, BULL HILL AREA

Previous employment	Occupants	Previous employment	Occupants
Farmer.....	9	Salesman.....	1
Day laborer.....	4	Truckman.....	1
Factory worker.....	2	Painter.....	1
Railroad worker.....	2	Carpenter.....	1
Boiler maker.....	1		

Only 1 of the foreign-born occupants had lived in the area for as long as twenty years (table 106). About half of them had lived in the area for ten to nineteen years, and 8 had been there for less than five years.

TABLE 106. YEARS OF CONTINUOUS RESIDENCE OF 94 OCCUPANTS, BULL HILL AREA, 1927

Years	Foreign-born occupants		American-born occupants		All occupants	
	Number of occupants	Average years of residence	Number of occupants	Average years of residence	Number of occupants	Average years of residence
Less than 5.....	8	1.0	8	1.5	16	1.2
5 to 9.....	20	7.0	3	6.0	23	6.8
10 to 19.....	30	13.3	10	14.7	40	13.7
20 and more.....	1	20.0	14	41.2	15	39.8
Total number.....	59	.....	35	.....	94	.....
Average years of residence...	.....	9.6	.....	21.5	.....	14.1

Of the American-born occupants, 14 had lived in the area for twenty years or more, their average period of residence being forty-one years. Nearly one-third of the American-born occupants had moved into the area during the past ten years. The average period of residence for all occupants was 14.1 years; for the foreign-born occupants it was 9.6 years, and for the American-born occupants 21.5 years.

About four-fifths of the foreign-born owners bought vacant farms when they came into this area (table 107). The average period that the farms

TABLE 107. NUMBER OF YEARS THAT FARMS HAD BEEN VACANT WHEN THE PRESENT FOREIGN-BORN OWNERS PURCHASED THEM, BULL HILL AREA, 1927*

Number of years farm had been vacant	Number of farms
0.....	12
1.....	2
2.....	3
3.....	1
4.....	4
5.....	1
6.....	2
7.....	8
8.....	8
10.....	3
12.....	5
15.....	2
20.....	1
25.....	3
30.....	2
35.....	2
Total.....	57

* This table is based on information given by one man who had been both assessor and road commissioner for the town and was thoroughly familiar with the area. The figures given are his estimates as to the number of years that each individual farm had been vacant when purchased by the present foreign-born owner.

had been vacant was about nine years. Some of these farms had no buildings, and most of them were in need of repair. The man who gave this information to the writer stated also that fifteen years earlier, just before the Finnish farmers began coming in, there were more vacant farms in the area than in 1927. He estimated that at that time there were about 50 families living in the area, while in 1927 there were 94.

Absentee owners

Nearly all of the owners of the vacant farms and parcels were living in the surrounding counties (table 108). Nearly half of them were farmers, and the rest were working at a wide variety of occupations (table 109).

TABLE 108. LOCATIONS OF 92 OWNERS OF VACANT FARMS AND PARCELS, BULL HILL AREA, 1927

Location	Owners of vacant farms	Owners of parcels
Tompkins, Tioga, Chemung, or Schuyler County.....	52	18
Other counties in New York.....	16	1
Other States.....	3	2
Total.....	71	21

TABLE 109. OCCUPATIONS OF 67 OWNERS OF VACANT FARMS AND PARCELS, BULL HILL AREA, 1927

Occupation	Owners	Occupation	Owners
Farmer.....	29	Banker.....	1
Carpenter.....	6	Cigar manufacturer.....	1
Lumberman.....	4	Housekeeper.....	1
Retired.....	4	Woodcutter.....	1
Teacher.....	3	Restaurant keeper.....	1
Teamster.....	2	Storekeeper.....	1
Truckman.....	2	Janitor.....	1
Railroad worker.....	2	Laborer in salt works.....	1
Shop worker.....	2	Laborer in chain works.....	1
Garage man.....	2	Day laborer.....	2

Nearly half of the owners of the vacant farms had never lived on them (table 110). The average period of residence of those who had lived on these farms was eighteen years. The American-born farmers are not the only ones who have abandoned these farms. Of the owners of the vacant farms 15 were foreign-born, and most of these had previously operated the farms. In the opinion of the writer, this is the beginning of a second period of abandonment in this area.

TABLE 110. YEARS OF RESIDENCE OF 77 OWNERS OF VACANT FARMS, BULL HILL AREA, 1927

Number of years residence	Foreign-born owners		American-born owners		All owners	
	Number	Average number of years	Number	Average number of years	Number	Average number of years
None.....	2	0.0	35	0.0	37	0.0
0 to 9.....	5	2.0	10	2.6	15	2.4
10 to 19.....	6	11.2	6	13.0	12	12.1
20 and more.....	0	0.0	13	41.1	13	41.1
Total.....	13	.....	64	.....	77	.....
Average years of residence of those living on farms.....	.....	7.0	.....	22.0	.....	17.9

Utilization of the land

Records were obtained on 237 pieces of property, of which 94 were occupied farms, 98 were vacant farms, and 45 were parcels and woodlots (table 111). Of the occupied farms, 59 had foreign-born owners and 35 American-born. Only 15 owners of the vacant farms were foreign-born. All of the owners of parcels and woodlots were American-born.

TABLE 111. CLASSIFICATION OF PROPERTY, BULL HILL AREA, 1927

	Foreign-born owners			American-born owners			All owners		
	Number of farms	Total acres	Average acres per farm	Number of farms	Total acres	Average acres per farm	Number of farms	Total acres	Average acres per farm
Occupied farms:									
Operated.....	56	8,144	145.4	32	3,971	124.1	88	12,115	137.7
Non-operated.....	3	205	68.3	3	126	42.0	6	331	55.3
Vacant farms:									
Cropped or pastured.....	9	892	99.1	36	4,003	111.2	45	4,895	108.8
Idle.....	6	810	135.0	47	3,173	67.5	53	3,983	75.2
Parcels and woodlots.....	.....	.....	.....	45	4,041*	89.8	45	4,041	89.8
Total.....	74	10,051	.....	163	15,314	.....	237	25,365	.....

* More than half this area is in two large tracts.

More than two-thirds of the vacant farms had been purchased by their present owners (table 112). About one-fourth had been inherited either in part or entirely.

TABLE 112. METHODS BY WHICH OWNERSHIP OF VACANT FARMS WAS OBTAINED, BULL HILL AREA

	Number of farms	Per cent
Purchased.....	58	69.0
Inherited.....	19	22.6
Purchased and inherited.....	4	3.6
Foreclosed mortgage.....	3	4.8
Total.....	84	100.0

About 42 per cent of the area was in woods (table 113). This high percentage was due to two large tracts, amounting to about 2500 acres. One-fourth of the area was in cleared land which was not being used. About 9 per cent of the area was in hay, and 8 per cent in other crops. On the occupied farms 15 per cent of the total area was in hay, 14 per cent was in other crops, about 20 per cent was in open pasture, and 6 per cent was in woods pastured.

When only the cleared land was considered, it was found that more than two-fifths of it was idle. On the vacant farms the idle land represented about two-thirds of the total cleared land, as compared with one-fourth on the occupied farms.

More than half of the crop land was in hay (table 114). Oats represented 15 per cent of the crop land, buckwheat 14 per cent, corn about 7 per cent, and potatoes $3\frac{1}{2}$ per cent.

TABLE 113. UTILIZATION OF THE LAND, BULL HILL AREA, 1926

	Occupied farms		Vacant farms		Parcels		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	1,868	15.0	445.5	5.0	20	0.5	2,333.5	9.2
Other crops.....	1,710.5	13.7	277.5	3.1	25	0.6	2,013	7.9
Open pasture.....	2,545	20.5	936	10.5	.....	.....	3,481	13.7
Cleared land, idle.....	2,367.75	19.0	3,683	41.6	176	4.4	6,226.75	24.5
Woods not pastured.....	2,858	23.0	3,346	37.7	3,820	94.5	10,752	42.5
Woods pastured.....	728	5.8						
Farmstead.....	368.75	3.0	190	2.1	.....	.....	558.75	2.2
Total.....	12,446	100.0	8,878	100.0	4,041	100.0	25,365	100.0

TABLE 114. ACREAGES OF THE DIFFERENT CROPS GROWN, BULL HILL AREA, 1926

Crop	Occupied farms	Vacant farms	Parcels	Total area	Per cent
	(Acres)	(Acres)	(Acres)	(Acres)	
Corn for grain.....	26.5	2.0	.....	28.5	0.7
Corn for silage.....	156.0	5.0	.....	161.0	3.7
Corn for fodder.....	112.75	3.0	2.0	117.75	2.7
Potatoes.....	128.5	21.5	.....	150.0	3.5
Buckwheat.....	434.25	144.5	15.0	593.75	13.7
Oats and barley.....	47.0	.....	.....	47.0	1.1
Oats, peas, and barley.....	74.0	8.0	.....	82.0	1.9
Oats.....	551.5	81.0	8.0	640.5	14.7
Barley.....	62.5	2.0	.....	64.5	1.5
Winter wheat.....	35.25	7.0	.....	42.25	1.0
Rye.....	28.5	.....	.....	28.5	0.7
Beans.....	40.0	3.5	.....	43.5	1.0
Sweet corn.....	1.5	.....	.....	1.5	.....
Millet.....	2.25	.....	.....	2.25	.....
Apples.....	6.0	.....	.....	6.0	0.1
Truck crops.....	3.0	.....	.....	3.0	.....
Alfalfa.....	1.0	.....	.....	1.0	.....
Other hay.....	1,868.0	445.5	20.0	2,333.5	53.7
Total.....	3,578.5	723.0	45.0	4,346.5	100.0

The average yields of all crops were low (table 115), but were better than those received in the other near-by abandoned areas. The average yields of the four principal crops, potatoes, buckwheat, oats, and hay, were 80 per cent of the New York State average for the same crops. When weighted by the acreage grown, the average yield of these crops was 73.7 per cent of the state average.

TABLE 115. YIELDS OF THE PRINCIPAL CROPS, BULL HILL AREA, 1926

Crop	Number of farms	Number of acres	Average yield per acre	
			Bull Hill	New York State
Corn for grain.....	7	23.5	28.3 bu.	35 bu.
Corn for silage.....	26	147.5	8.5 tons	.....
Potatoes.....	84	149.25	105.1 bu.	117 bu.
Buckwheat.....	64	583.25	14.5 bu.	18.9 bu.
Oats and barley.....	7	55.0	30.5 bu.	.....
Oats, peas, and barley.....	4	74.0	32.4 bu.	.....
Oats.....	73	615.0	28.8 bu.	34 bu.
Barley.....	16	64.5	31.6 bu.	28.3 bu.
Winter wheat.....	9	40.25	12.5 bu.	17.5 bu.
Rye.....	7	28.5	15.2 bu.	15.5 bu.
Beans.....	11	43	10.6 bu.	11.8 bu.
Hay.....	101	2,173	0.91 ton	1.32 tons

There was practically no difference in the percentage of idle land between the farms of the foreign-born and those of the American-born occupants (table 116). The American-born occupants were cutting over a proportionally higher percentage of hay land, and pasturing a proportionally smaller acreage of pasture land. The foreign-born occupants were growing a proportionally greater acreage of cultivated crops and a proportionally smaller acreage of buckwheat. On most crops the foreign-born occupants

TABLE 116. COMPARISON OF THE UTILIZATION OF LAND ON THE FARMS OF THE FOREIGN-BORN AND OF THE AMERICAN-BORN OPERATORS, BULL HILL AREA, 1926

Crop	Foreign-born operators		American-born operators	
	Acres	Per cent	Acres	Per cent
Hay.....	1,169	14.0	699	17.1
Other crops.....	1,130.25	13.5	580.25	14.2
Open pasture.....	1,802	21.6	743	18.1
Cleared land idle.....	1,608.5	19.3	759.25	18.5
Woods not pastured.....	1,789	21.4	1,069	26.1
Woods pastured.....	602	7.2	126	3.1
Farmstead.....	248.25	3.0	120.5	2.9
Total.....	8,349	100.0	4,097	100.0

were getting a little better yields (table 117). The weighted average yields of potatoes, buckwheat, oats, and hay for the foreign-born occupants were 80.7 per cent of the New York State average, as compared with 69.6 per cent for the American-born occupants.

TABLE 117. COMPARISON OF CROPS GROWN AND YIELDS OBTAINED ON THE FARMS OF THE FOREIGN-BORN AND OF THE AMERICAN-BORN OPERATORS, BULL HILL AREA, 1926

Crop	Foreign-born operators			American-born operators		
	Acres	Per cent	Yield per acre	Acres	Per cent	Yield per acre
Corn for grain.....	11	0.5	22.5 bu.	15.5	1.2	32.6 bu.
Corn for silage.....	129.5	5.6	8.8 tons	26.5	2.1	8 tons
Corn for fodder.....	81.75	3.6	.....	31	2.4	.....
Potatoes.....	89.75	3.9	114.9 bu.	38.75	3.0	104.3 bu.
Buckwheat.....	229.5	10.0	17.9 bu.	204.75	16.0	13 bu.
Oats and barley.....	35	1.5	30.8 bu.	12	0.9	33.3 bu.
Oats, peas, and barley.....	74	3.2	32.4 bu.	.....	.....	.....
Oats.....	350.5	15.5	30.1 bu.	105	15.2	28 bu.
Barley.....	46.5	2.0	32.7 bu.	16	1.3	28.1 bu.
Winter wheat.....	32.5	1.4	13.7 bu.	2.75	0.2	20.4 bu.
Rye.....	10.5	0.5	16.9 bu.	18	1.4	14.2 bu.
Beans.....	29	1.3	12.3 bu.	11	0.9	7.1 bu.
Sweet corn.....	1.5	0.1	.....	.....	.....	.....
Millet.....	2.25	0.1	.....	.....	.....	.....
Apples.....	.....	.....	.....	6	0.5	.....
Truck crops.....	.....	.....	.....	3	0.2	.....
Alfalfa.....	1	.....	3 tons	.....	.....	.....
Hay.....	1,169	50.8	0.98 ton	699	54.7	0.86 ton
Total.....	2,299.25	100.0	.....	1,279.25	100.0	.....

About 20 per cent of the area of hay, 15 per cent of the other crops, and 27 per cent of the pasture, were on the vacant farms. In 1926 some stock was pastured on 20 of the vacant farms, some plowing was done

on 17, and some hay was cut on 24. There were 40 pieces of land fenced and available for pasture on the vacant farms, making a total of 1467 acres. The estimated feeding capacity was 3.2 acres to 1 cow. There were 13 lots around which the fences were considered good, 10 where they were considered fair, and 15 where they were considered poor.

Abandonment had been going on in this area for more than sixty years (table 118). More than half of the farms now vacant had been vacant

TABLE 118. STAGES IN THE ABANDONMENT OF VACANT FARMS, BULL HILL AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1926.....	0	5	20	17	24
1925.....	1	9	7	12	12
1924.....	2	5	9	3	6
1923.....	3	8	4	8	7
1922.....	4	1	0	0	0
1921.....	5	7	4	3	3
1920.....	6	2	1	5	3
1919.....	7	1	1	2	1
1918.....	8	1	2	2	1
1917.....	9	2	0	1	1
	10	7	7	8	9
	12	4	3	3	2
	15	8	8	7	6
	20	7	11	10	7
	25	5	3	4	3
	30	9	3	1	1
	35	4	1	1	2
	40	7	1	0	0
	60	1	0	0	0
Total number of farms.....		93	85	87	88
Average number of years since operation was discontinued.....		14.8	9.1	8.2	7.1

for more than ten years. On more than one-third of the vacant farms nothing had been done since 1916. The average period of vacancy of all vacant farms was about fifteen years. There were 5 farms vacated in 1926.

Farm operations of the foreign-born farmers

There were 94 occupied farms in the area, 88 of which were operated. Of the 88 operators, 8 had not been on their farms for the full year for which the records were taken. Therefore this summary of farm operations is based on the records obtained from 80 operators, 51 of whom were foreign-born and 29 American-born.

More than half of the receipts of the 51 foreign-born operators came from livestock products, principally fluid milk and eggs (table 119). The next most important receipt, although not a cash receipt, was increase in inventory, which occurred on 40 farms and accounted for 16 per cent of the total receipts of all farms. Livestock sales averaged \$222 per farm and represented 11 per cent of the income. Only 9 per cent of the receipts came from crop sales, principally potatoes, and another 9 per cent came from the work done off the farm. Only 1 per cent of the receipts were from woodlot products. The total receipts of the farms operated by foreign-born farmers were \$100,740, or an average of \$1975 per farm.

TABLE 119. DETAILED RECEIPTS ON 51 FARMS OF FOREIGN-BORN OPERATORS, BULL HILL AREA, 1926

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	34	5,795 bu.	\$ 1.18	\$6,851	\$134.4	72.2	.....
Beans.....	6	209 bu.	3.89	812	15.9	8.6	.....
Buckwheat.....	9	1,669 bu.	0.79	1,323	25.9	14.0	.....
Barley.....	2	150 bu.	0.80	120	2.4	1.3	.....
Apples.....	1	40 bu.	1.00	40	0.8	0.4	.....
Hay.....	3	26 tons	12.85	334	6.5	3.5	.....
Total.....	.....	.....	.....	\$9,480	\$185.9	100.0	9.4
Livestock:							
Cows (grade).....	25	60	\$ 87.82	\$5,269	\$103.4	46.6	.....
Cows (purebred).....	1	6	109.17	655	12.8	5.8	.....
Heifers (grade).....	2	3	83.33	250	4.9	2.2	.....
Veal calves.....	20	167	16.19	2,704	53.0	23.9	.....
Bob veals.....	14	100	2.74	274	5.4	2.4	.....
Bulls (grade).....	6	6	57.00	342	6.7	3.0	.....
Bulls (purebred).....	3	3	116.67	350	6.9	3.1	.....
Horses.....	3	3	60.00	180	3.5	1.6	.....
Bucks.....	1	7	12.00	84	1.6	0.7	.....
Boars.....	1	1	15.00	15	0.3	0.1	.....
Other hogs.....	2	2	43.50	87	1.7	0.8	.....
Hens.....	12	502	1.07	537	10.5	4.7	.....
Broilers.....	19	1,252	0.46	576	11.3	5.1	.....
Total.....	.....	.....	.....	\$11,323	\$222.0	100.0	11.2
Livestock products:							
Milk.....	33	16,742 cwt.	\$2.47	\$41,388	\$811.4	77.0	.....
Cream.....	1	350 lbs.	0.17	60	1.2	0.1	.....
Butter.....	7	689 lbs.	0.45	308	6.0	0.6	.....
Eggs.....	41	31,828 doz.	0.37	11,899	233.3	22.1	.....
Wool.....	2	169 lbs.	0.36	60	1.2	0.1	.....
Hides.....	3	.....	.....	64	1.3	0.1	.....
Breeding fees.....	1	.....	.....	20	0.4	0.0	.....
Total.....	.....	.....	.....	\$53,799	\$1,054.8	100.0	53.5
Woodlot products:							
Lumber.....	2	6 M	.....	\$240	\$ 4.7	19.1	.....
Posts.....	1	500	\$0.20	100	2.0	7.9	.....
Ties.....	1	100	0.60	60	1.2	4.8	.....
Cordwood.....	10	266 cords	3.23	858	16.8	68.2	.....
Total.....	.....	.....	.....	\$1,258	\$24.7	100.0	1.2
Outside work:							
Man work.....	17	1,594 days	\$4.76	\$7,585	\$148.8	88.9	.....
Team work.....	3	.....	.....	939	18.4	11.0	.....
Trucking.....	1	.....	.....	6	0.1	0.1	.....
Total.....	.....	.....	.....	\$8,530	\$167.3	100.0	8.5
Increase in capital.....	40	.....	.....	\$16,350	\$320.6	.....	16.2
Grand total.....	.....	.....	.....	\$100,740	\$1,975.3	.....	100.0

In addition to this income, these farmers consumed home-grown products valued at \$20,391, or \$400 per farm (table 120). Milk, eggs, and wood were the most important items.

The regular farm operating expense constituted about 91 per cent of the total expense, livestock purchased 5 per cent, and decrease in inventory the remainder (table 121). One-third of the operating expense was for unpaid labor, this averaging \$475 per farm. There was very little labor hired. Two farmers hired men by the year, and two hired men by the

TABLE 120. AMOUNT AND VALUE OF FARM PRODUCTS USED ON 51 FARMS OF FOREIGN-BORN OPERATORS, BULL HILL AREA, 1926

Commodity	Quantity used	Average sale price	Total value	Value per farm
Milk.....	1,938 cwt.	\$2.47	\$4,787	\$93.9
Butter.....	2,461 lbs.	0.45	1,107	21.7
Eggs.....	12,004 doz.	0.37	4,441	87.1
Poultry.....	815	1.07	872	17.1
Potatoes.....	1,683 bu.	1.18	1,986	38.9
Beans.....	4 bu.	3.89	16	0.3
Apples.....	797 bu.	1.00	797	15.6
Pork.....	5,550 lbs.	0.18	999	19.6
Beef.....	5,817 lbs.	0.14	814	16.0
Veal.....	3,210 lbs.	0.11	353	6.9
Mutton.....	100 lbs.	0.10	10	0.2
Total.....	.....	.....	\$16,182	\$317.3
Firewood.....	1,403 cords	\$3.00	4,209	82.5
Grand total.....	.....	.....	\$20,391	\$399.8

month. The expense for hay and feed purchased and for grinding feed, amounting to about \$275 per farm, constituted 20 per cent of the operating expense. An average of \$150 per farm was put into new buildings and building repairs, and \$140 into new machinery and repairs. These four items represented about 20 per cent of the operating expense. Taxes amounted to 4 per cent of the operating expense. The commonest expenses were for unpaid labor, feed, fertilizer, lime, horseshoeing, insurance, new machinery, machinery repairs, threshing, gasoline and oil, twine, grass seed, other seeds, and taxes. The total operating expense was \$71,799, or \$1408 per farm.

The livestock purchased cost \$4038, or an average of \$79 per farm. About half of this expense was for cows. Eight farmers purchased a total of 84 calves to fatten for veals. Five farmers purchased 7 horses. A total of 294 hens and 2725 day-old chicks were purchased.

There was a decrease in capital on 11 farms, amounting to \$54 per farm for all farms. This made the total expense for operating, livestock purchased, and decrease in capital, \$78,613, or \$1541 per farm.

When all business expenses are deducted from the total receipts per farm, an average of \$434 per farm is left as pay for the use of capital and for the operator's labor (table 122). The average capital per farm was \$5029. When interest at 5 per cent on this amount is deducted from the income from capital and from operator's labor, an average of \$182 per farm is left as pay for the work of the operator. In addition to this return, the operator has a house to live in and products from the farm to use.

The actual total indebtedness on these farms was \$35,650, which would make it necessary to pay out only \$35 per farm of the \$252 interest charge. There was also a charge for unpaid labor which was not a cash expense. On the other hand, there was a net increase in inventory, a receipt for which no cash was received. When these items are considered, the average amount of cash available for family living expenses and for saving was \$615 per farm. The estimated average cash expense for food was \$369 per farm and for clothing \$170 per farm, which leaves \$76 per family for other things.

TABLE 121. DETAILED FARM EXPENSES ON 51 FARMS OF FOREIGN-BORN OPERATORS, BULL HILL AREA, 1926

	Number of farms having expense	Number of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Year help.....	2	.....	\$ 670	\$ 13.1	0.9	.....
Month help.....	2	.....	320	6.3	0.4	.....
Day help.....	11	.....	588	11.5	0.8	.....
Board of hired labor.....	11	.....	357	7.0	0.5	.....
Unpaid labor (including board).....	46	.....	24,218	474.8	33.8	.....
Egg cases.....	8	.....	102	2.0	0.1	.....
Breeding fees.....	10	.....	87	1.7	0.1	.....
New buildings.....	18	.....	4,358	85.5	6.1	.....
Building repairs.....	29	.....	3,295	64.6	4.6	.....
Rent for crop land.....	7	.....	375	7.4	0.5	.....
Rent for pasture.....	2	.....	35	0.7	0.1	.....
Hay.....	19	.....	1,163	22.8	1.6	.....
Feed.....	46	.....	12,555	246.2	17.6	.....
Grinding feed.....	18	.....	267	5.2	0.4	.....
Fencing.....	25	.....	626	12.3	0.9	.....
Fertilizer.....	37	.....	1,845	36.2	2.6	.....
Lime.....	40	.....	1,846	36.2	2.6	.....
Horseshoeing.....	42	.....	675	13.2	0.9	.....
Insurance.....	46	.....	731	14.3	1.0	.....
Sawing lumber.....	14	.....	228	4.5	0.3	.....
Machinery bought.....	34	.....	6,559	128.6	9.2	.....
Machinery repairs.....	34	.....	600	11.8	0.8	.....
Machinery hired.....	10	.....	84	1.6	0.1	.....
Filling silo.....	13	.....	320	6.3	0.4	.....
Threshing.....	38	.....	1,023	20.1	1.4	.....
Truck, gasoline, and oil.....	31	.....	1,318	25.8	1.8	.....
Twine.....	30	.....	207	4.1	0.3	.....
Automobile expense.....	19	.....	1,805	35.4	2.5	.....
Hauling milk.....	1	.....	18	0.4	.....	.....
Dairy supplies.....	4	.....	37	0.7	0.1	.....
Registration fees.....	2	.....	26	0.5	.....	.....
Grass seed.....	43	.....	1,401	27.5	2.0	.....
Other seeds.....	43	.....	642	12.6	0.9	.....
Telephone.....	2	.....	31	0.6	.....	.....
Taxes.....	51	.....	3,047	59.7	4.2	.....
Veterinary fees.....	15	.....	206	4.0	0.3	.....
Cow tester.....	5	.....	109	2.1	0.2	.....
Miscellaneous.....	4	.....	25	0.5	.....	.....
Total.....	.....	.....	\$71,799	\$1,407.8	100.0	91.4
Livestock purchased:						
Cows (grade).....	4	16	\$1,590	\$31.3	39.3	.....
Cows (purebred).....	1	3	402	7.9	10.0	.....
Heifers (purebred).....	1	1	20	0.4	0.5	.....
Bob veals.....	8	84	242	4.7	6.0	.....
Bulls (grade).....	1	1	2	.....	.....	.....
Bulls (purebred).....	2	2	100	2.0	2.5	.....
Horses.....	5	7	710	13.9	17.6	.....
Colts.....	1	1	25	0.5	0.6	.....
Ewes.....	1	18	180	3.5	4.5	.....
Bucks.....	1	1	20	0.4	0.5	.....
Brood sows.....	1	1	30	0.6	0.7	.....
Other hogs.....	2	2	28	0.5	0.7	.....
Pigs.....	11	23	133	2.6	3.3	.....
Hens.....	4	294	181	3.5	4.5	.....
Chickens.....	16	2,725	375	7.4	9.3	.....
Total.....	.....	.....	\$4,038	\$79.2	100.0	5.1
Decrease in capital.....	11	.....	\$2,776	\$54.4	.....	3.5
Grand total.....	.....	.....	\$78,613	\$1,541.4	.....	100.0

TABLE 122. LABOR INCOMES ON 51 FARMS OF FOREIGN-BORN OPERATORS, BULL HILL AREA, 1926

	Total	Average per farm
Receipts:		
Increase in real estate.....	\$ 4,850	\$ 95.1
Increase in machinery.....	3,380	66.3
Increase in livestock.....	5,344	104.8
Crops.....	9,480	185.9
Livestock sold.....	11,323	222.0
Livestock products.....	53,799	1,054.9
Miscellaneous.....	9,788	191.9
	<hr/> \$97,964	<hr/> \$1,920.9
Expenses:		
Livestock purchased.....	\$ 4,038	\$ 79.2
Operating expenses.....	71,799	1,407.8
	<hr/> 75,837	<hr/> 1,487.0
Income from capital and operator's labor.....	<hr/> \$22,127	<hr/> \$433.9
Capital:		
Real estate.....	\$151,680	\$2,974.0
Machinery.....	39,370	772.0
Livestock.....	65,431	1,283.0
	<hr/> \$256,481	<hr/> \$5,029.0
Interest on average capital at 5 per cent.....	<hr/> 12,826	<hr/> 251.5
Labor income.....	<hr/> \$9,301	<hr/> \$182.4

Farm operations of the American-born farmers

The total receipts from the 29 farms operated by the American-born farmers were \$41,075, or \$1416 per farm (table 123). Nearly one-half came from livestock products, about 15 per cent each from crops, livestock sold, and outside work, 6 per cent from increased inventory, and about 3 per cent from woodlot products. Potatoes represented more than 80 per cent of the crop sales. The livestock sold was chiefly cows and veal calves. Milk and eggs were the important livestock products sold.

The total value of farm products used on the farm was \$9447, or \$326 per farm (table 124). Of the food materials, milk, butter, eggs, potatoes, and pork were the important items. The average value of the wood used per farm was \$96, which was about double that of any other item.

The total farm expense amounted to \$26,091, or an average of \$900 per farm (table 125). The operating expense represented 82 per cent of the total expense, decrease in capital 12 per cent, and livestock purchased 6 per cent. Unpaid labor was the most important item of the operating expense, amounting to more than one-fourth of the total. Two farmers hired men by the month, and ten hired some day help. The expense for all labor, including board, amounted to about \$260 per farm and constituted 35 per cent of the total expense. Feed purchased, including hay, made up 23 per cent of the total operating expense, taxes 7 per cent, and new machinery and repairs 7 per cent. No other expense amounted to more than 5 per cent of the total.

When the farm expenses were subtracted from the total receipts, an average of \$517 per farm was left to pay for the interest on the investment and the time of the operator (table 126). The average investment per farm was \$4493. Interest on this amount at 5 per cent was \$225, which left \$292 per farm as pay for the time of the operator. In addition to this income, the operator had a house to live in and products from the farm to use.

TABLE 123. DETAILED RECEIPTS ON 29 FARMS OF AMERICAN-BORN OPERATORS, BULL HILL AREA, 1926

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	17	2,845 bu.	\$ 1.70	\$4,848	\$167.1	81.8	.....
Beans.....	3	35 bu.	2.37	83	2.9	1.4	.....
Buckwheat.....	4	570 bu.	0.78	442	15.2	7.5	.....
Barley.....	1	40 bu.	0.50	20	0.7	0.3	.....
Oats.....	1	50 bu.	0.50	25	0.9	0.4	.....
Rye.....	1	10 bu.	1.00	10	0.3	0.2	.....
Hay.....	1	6 tons	10.00	60	2.1	1.0	.....
Apples.....	1	20 bu.	2.00	40	1.4	0.7	.....
Truck crops.....	1	.....	.....	400	13.8	6.7	.....
Total.....	.....	.....	.....	\$5,928	\$204.4	100.0	14.4
Livestock:							
Cows (grade).....	14	28	\$ 81.25	\$2,275	\$78.5	37.1	.....
Cows (purebred).....	1	5	100.00	500	17.3	8.2	.....
Heifers (grade).....	2	2	72.50	145	5.0	2.4	.....
Veal calves.....	15	84	17.86	1,500	\$17.7	24.4	.....
Bob veals.....	4	34	2.85	97	3.3	1.0	.....
Bulls (grade).....	2	2	42.50	85	2.9	1.4	.....
Bulls (purebred).....	1	1	50.00	50	1.7	0.8	.....
Horses.....	3	4	57.50	230	7.9	3.8	.....
Ewes.....	1	5	3.00	15	0.5	0.2	.....
Bucks.....	1	1	10.00	10	0.3	0.2	.....
Lambs.....	3	45	6.76	304	10.5	4.9	.....
Brood sows.....	1	1	25.00	25	0.9	0.4	.....
Other hogs.....	3	6	34.50	207	7.1	3.4	.....
Pigs.....	2	9	5.11	46	1.6	0.8	.....
Hens.....	14	710	0.90	639	22.1	10.4	.....
Total.....	.....	.....	.....	\$6,128	\$211.3	100.0	14.9
Livestock products:							
Milk.....	10	4,354 cwt.	\$2.45	\$10,668	\$367.9	56.4	.....
Butter.....	13	4,922 lbs.	0.49	2,415	83.3	12.8	.....
Wool.....	4	508 lbs.	0.37	189	6.5	1.0	.....
Eggs.....	25	17,009 doz.	0.32	5,513	190.1	29.2	.....
Day-old chicks.....	1	750	0.14	105	3.6	0.6	.....
Hides.....	1	.....	.....	2	0.1	.....	.....
Total.....	.....	.....	.....	\$18,892	\$651.5	100.0	46.1
Woodlot products:							
Cordwood.....	4	425 cords	\$3.27	\$1,388	\$47.9	100.0	3.4
Outside work and miscellaneous:							
Man work.....	8	.....	.....	\$2,451	\$84.5	38.9	.....
Team work.....	2	160 days	\$6.83	1,093	37.7	17.3	.....
Machine work.....	2	.....	.....	1,560	53.8	24.8	.....
Trucking.....	1	.....	.....	250	8.6	4.0	.....
Insurance*.....	1	.....	.....	945	32.6	15.0	.....
Total.....	.....	.....	.....	\$6,299	\$217.2	100.0	15.3
Increase in capital.....	9	.....	.....	\$2,440	\$84.1	100.0	5.9
Grand total.....	.....	.....	.....	\$41,075	\$1,416.4	.....	100.0

* Remuneration for loss by fire.

The actual total indebtedness on these farms was \$11,250, or \$388 per farm. This means that only \$19 of the \$225 interest charge per farm had to be paid in cash. The charge for unpaid labor is not a cash expense. There was a net decrease in capital, which is another expense for which no cash was paid. When these items are considered, an average of \$728 in cash remains per farm for family living expenses and for savings. The average cash expenses per family for food were \$214 and for clothing \$80. This leaves an average of \$434 for other things.

TABLE 124. AMOUNT AND VALUE OF FARM PRODUCTS USED ON 29 FARMS OF AMERICAN-BORN OPERATORS, BULL HILL AREA, 1926

Commodity	Quantity used	Average sale price	Total value	Value per farm
Milk.....	404 cwt.	\$2.45	\$ 990	\$34.1
Butter.....	2,757 lbs.	0.49	1,351	46.6
Eggs.....	4,165 doz.	0.32	1,333	46.0
Poultry.....	524	0.90	472	16.3
Potatoes.....	645 bu.	1.70	1,096	37.8
Beans.....	2 bu.	2.37	5	0.2
Apples.....	316 bu.	2.00	6	0.2
Pork.....	5,380 lbs.	0.25	1,345	46.4
Beef.....	585 lbs.	0.12	70	2.4
Total.....			\$6,668	\$230.0
Firewood.....	975 cords	\$2.85	2,779	95.8
Grand total.....			\$9,447	\$325.8

Comparison of farms of foreign-born and of American-born operators

A comparison of the activities on the farms operated by the foreign-born farmers and on those operated by the American-born farmers, brings out many interesting facts. The farms of the foreign-born operators were more heavily stocked, having about 3 cows more per farm and more than double the number of young cattle (table 127). There were 106 hens per farm of the foreign-born operators, and 71 hens per farm of the American-born. During the year the foreign-born operators increased the number of hens kept about 17 per cent, and the American-born operators about 14 per cent.

Potatoes and buckwheat were the principal crops sold. The quantities of both of these crops sold per farm were higher on the farms of the foreign-born operators, but these operators received less dollars for potatoes because of the price (table 128). Although the foreign-born farmers received more from cows sold, they also purchased more cows, so that their net receipts were a little less than those of the American-born farmers. The receipts from veal calves and from poultry were about the same in both groups. The amount received for fluid milk by the foreign-born operators was about double that received by the American-born operators, even when receipts for butter were included. The sales of eggs were about \$40 per farm higher on the farms of the foreign-born operators. About three times as much cordwood was sold by the American-born operators, and they received a little more from outside labor.

The expense for unpaid labor on the farms of the foreign-born operators was more than double that on the farms of the American-born operators. The combined expense for new buildings and repairs, and for new machines and repairs, was more than \$200 greater per farm on the farms of the foreign-born operators. This is partly offset by the difference in increase in inventory between the two groups. Feed expense was about \$100 per farm greater on the farms of the foreign-born operators. The expense for seeds and the taxes were about the same for both groups.

TABLE 125. DETAILED FARM EXPENSES ON 29 FARMS OF AMERICAN-BORN OPERATORS, BULL HILL AREA, 1926

	Number of farms having expense	Number of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Month help.....	2	.....	\$ 360	\$ 12.4	1.7	.....
Day help.....	10	.....	1,130	39.0	5.3	.....
Board of hired labor.....	6	.....	195	6.7	0.9	.....
Unpaid labor (including board).....	14	.....	5,860	202.0	27.3	.....
Egg cases.....	4	.....	45	1.6	0.2	.....
Breeding fees.....	4	.....	26	0.9	0.1	.....
New buildings.....	1	.....	105	3.6	0.5	.....
Building repairs.....	14	.....	849	29.3	4.0	.....
Rent for crop land.....	1	.....	75	2.6	0.4	.....
Hay.....	10	.....	332	11.4	1.6	.....
Feed.....	24	.....	4,521	155.9	21.1	.....
Grinding feed.....	8	.....	87	3.0	0.4	.....
Fencing.....	7	.....	128	4.4	0.6	.....
Fertilizer.....	14	.....	436	15.0	2.0	.....
Lime.....	11	.....	446	15.4	2.1	.....
Horseshoeing.....	23	.....	412	14.2	1.9	.....
Insurance.....	24	.....	293	10.1	1.4	.....
Sawing lumber.....	1	.....	18	0.6	0.1	.....
Machinery bought.....	8	.....	1,171	40.4	5.5	.....
Machinery repairs.....	15	.....	248	8.6	1.2	.....
Machinery hired.....	2	.....	48	1.7	0.2	.....
Filling silo.....	6	.....	90	3.1	0.4	.....
Threshing.....	15	.....	300	10.3	1.4	.....
Truck, gasoline, and oil.....	9	.....	706	24.3	3.3	.....
Twine.....	9	.....	61	2.1	0.3	.....
Automobile expense.....	10	.....	600	20.7	2.8	.....
Hauling milk.....	1	.....	40	1.4	0.2	.....
Dairy supplies.....	3	.....	23	0.8	0.1	.....
Registration fees.....	1	.....	11	0.4	0.1	.....
Grass seed.....	23	.....	777	26.8	3.6	.....
Other seeds.....	17	.....	141	4.9	0.7	.....
Telephone.....	8	.....	123	4.2	0.6	.....
Taxes.....	20	.....	1,563	53.9	7.3	.....
Veterinary fees.....	8	.....	112	3.9	0.5	.....
Miscellaneous.....	3	.....	44	1.5	0.2	.....
Total.....	.....	.....	\$21,376	\$737.1	100.0	82.0
Livestock purchased:						
Cows (grade).....	1	2	\$200	\$ 6.9	12.1	.....
Heifers (grade).....	1	3	195	6.7	11.8	.....
Calves.....	4	29	144	5.0	8.7	.....
Horses.....	2	4	510	17.6	31.0	.....
Mules.....	1	2	200	6.9	12.1	.....
Ewes.....	1	2	10	0.3	0.6	.....
Brood sows.....	1	1	25	0.9	1.5	.....
Boars.....	1	1	7	0.2	0.4	.....
Other hogs.....	6	10	74	2.6	4.5	.....
Pigs.....	9	17	107	3.7	6.5	.....
Hens.....	2	80	74	2.6	4.5	.....
Chickens.....	3	522	100	3.4	6.1	.....
Ducks.....	1	3	4	0.1	0.2	.....
Total.....	.....	.....	\$1,650	\$56.9	100.0	6.3
Decrease in capital.....	18	.....	\$3,065	\$105.7	.....	11.7
Grand total.....	.....	.....	\$26,091	\$899.7	100.0	100.0

There were 270 persons living on the farms of the foreign-born operators, and 111 on those of the American-born. The value of farm products used per farm was \$400 for the 270 persons, or \$1.48 per person, and \$326 for the 111 persons, or \$2.93 per person. The ratio of children to adults was a little higher on the farms of the foreign-born operators. About three times as much milk per family was used on the farms of the foreign-born

TABLE 126. LABOR INCOMES ON 29 FARMS OF AMERICAN-BORN OPERATORS, BULL HILL AREA, 1926

	Total	Average per farm
Receipts:		
Increase in livestock.....	\$ 1,055	\$ 36.4
Crops.....	5,928	204.4
Livestock sold.....	6,128	211.3
Livestock products.....	18,892	651.4
Miscellaneous.....	7,687	265.1
	\$39,690	\$1,368.6
Expenses:		
Decrease in real estate.....	\$ 1,360	\$ 46.9
Decrease in machinery.....	320	11.0
Livestock purchased.....	1,050	56.9
Operating expenses.....	21,376	737.1
	24,706	851.9
Income from capital and operator's labor.....	\$14,984	\$516.7
Capital:		
Real estate.....	\$82,580	\$2,847.6
Machinery.....	18,135	625.3
Livestock.....	29,590	1,020.3
	\$130,305	\$4,493.2
Interest on average capital at 5 per cent.....	6,516	224.7
Labor income.....	\$8,468	\$292.0

TABLE 127. INVENTORIES OF LIVESTOCK, BULL HILL AREA, 1926

	On 51 farms of foreign-born operators			On 29 farms of American-born operators		
	Total number at beginning of year	Total number at end of year	Average number per farm for the year	Total number at beginning of year	Total number at end of year	Average number per farm for the year
Cattle:						
Cows (grade).....	354	326	6.7	118	105	3.8
Cows (purebred).....	31	37	0.7	15	13	0.5
Heifers (grade).....	99	155	2.5	26	30	1.0
Heifers (purebred).....	39	37	0.7	9	12	0.4
Calves.....	41	41	0.8	5	6	0.2
Bulls (grade).....	13	10	0.2	4	6	0.2
Bulls (purebred).....	12	11	0.2	2	3	0.1
Horses and mules:						
Work horses.....	117	119	2.3	66	59	2.2
Colts.....	0	2	.....	1	0	.....
Mules.....	0	0	0	5	7	0.2
Sheep:						
Ewes.....	10	28	0.4	67	46	1.9
Bucks.....	1	2	.....	1	1	.....
Lambs.....	0	20	0.2	22	2	0.4
Hogs:						
Brood sows.....	1	3	.....	6	6	0.2
Boars.....	1	0	.....	1	2	0.1
Other hogs.....	7	12	0.2	11	21	0.6
Pigs.....	0	5	.....	3	8	0.2
Poultry:						
Hens.....	4,964	5,828	105.8	1,925	2,193	71.0
Ducks.....	0	0	0	0	3	0.1

operators, while twice as much butter per family was used by the American-born operators (table 129). The American-born operators were using more home-grown pork, and the foreign-born more beef and veal. More cordwood was used per family by the American-born operators.

TABLE 128. COMPARISON OF THE VALUES OF IMPORTANT ITEMS ON THE FARMS OF THE FOREIGN-BORN AND OF THE AMERICAN-BORN OPERATORS, BULL HILL AREA, 1926

	Foreign-born operators	American-born operators
	Value per farm	Value per farm
Receipts:		
Potatoes.....	\$134.4	\$167.1
Buckwheat.....	25.9	15.2
Cows.....	116.2	95.8
Veal calves.....	53.0	51.7
Poultry.....	21.8	22.1
Milk.....	811.4	367.9
Butter.....	6.0	83.3
Eggs.....	233.3	190.1
Cordwood.....	16.8	47.9
Outside work.....	167.3	184.6
Increase in capital.....	320.6	84.1
Expenses:		
Unpaid labor.....	\$474.8	\$202.0
Other labor.....	37.9	58.1
New buildings and repairs.....	150.1	32.9
Feed.....	269.0	107.3
Fertilizer and lime.....	72.4	30.4
New machinery and repairs.....	140.4	49.0
Seeds.....	40.1	31.7
Taxes.....	59.7	53.9
Cows bought.....	39.2	6.9
Horses bought.....	13.9	24.5
Decrease in capital.....	54.4	105.7

TABLE 129. COMPARISON OF THE AMOUNT AND VALUE OF THE FARM PRODUCTS USED ON THE FARMS OF THE FOREIGN-BORN AND OF THE AMERICAN-BORN OPERATORS, BULL HILL AREA, 1926

	Foreign-born operators		American-born operators	
	Amount per farm	Value per farm	Amount per farm	Value per farm
Milk.....	38 cwt.	\$93.9	13.9 cwt.	\$34.1
Butter.....	48.3 lbs.	21.7	95.1 lbs.	46.6
Eggs.....	235.4 doz.	87.1	143.6 doz.	46.0
Poultry.....	16	17.1	18.1	16.3
Potatoes.....	33 bu.	38.9	22.2 bu.	37.8
Beans.....	0.1 bu.	0.3	0.1 bu.	0.2
Apples.....	15.6 bu.	15.6	10.9 bu.	0.2
Pork.....	108.8 lbs.	19.6	185.5 lbs.	46.4
Beef.....	114.1 lbs.	16.0	20.2 lbs.	2.4
Veal.....	62.9 lbs.	6.9	.....	.....
Mutton.....	2.0 lbs.	0.2	.....	.....
Cordwood.....	27.5 cords	82.5	33.6 cords	95.8
Total.....	.....	\$399.8	.....	\$325.8

The American-born operators received about \$100 more per operator for their work than did the foreign-born operators (table 130). The operating expenses of the foreign-born farmers were double those of the American-born, due principally to expenses for unpaid labor, feed, and building and machinery repairs. The average capital of the foreign-born operators was a little higher, making the interest charge greater.

TABLE 130. COMPARISON OF THE LABOR INCOMES ON THE FARMS OF THE FOREIGN-BORN AND OF THE AMERICAN-BORN OPERATORS, BULL HILL AREA, 1926

	Foreign-born operators	American-born operators
	Average per farm	Average per farm
Receipts:		
Increase in real estate.....	\$ 95.1	\$ 0
Increase in machinery.....	66.3	0
Increase in livestock.....	104.8	36.4
Crops sold.....	185.9	204.4
Livestock sold.....	222.0	211.3
Livestock products.....	1,054.9	651.4
Miscellaneous.....	191.9	265.1
Total.....	\$1,920.9	\$1,368.6
Expenses:		
Decrease in real estate.....	\$ 0	\$ 46.9
Decrease in machinery.....	0	11.0
Livestock bought.....	79.2	56.9
Operating expenses.....	1,407.8	737.1
	1,487.0	851.9
Income from capital and operator's labor.....	\$433.9	\$516.7
Capital:		
Real estate.....	\$2,974.0	\$2,847.6
Machinery.....	772.0	625.3
Livestock.....	1,283.0	1,020.3
Total.....	\$5,029.0	\$4,493.2
Interest on average capital at 5 per cent.....	251.5	224.7
Labor income.....	\$182.4	\$292.0

Taxation

The total assessed valuation of the area was \$227,350, or \$9 per acre (table 131). The town, county, and state tax averaged 24 cents per acre. The average school tax paid for the school year 1926-27, in all but the Chemung County districts, was 11 cents per acre. This makes an average total tax of 35 cents per acre. This tax represents 3.9 per cent of the assessed valuation and 2.3 per cent of the farmers' valuations.

The average assessed value of the land was \$9 per acre, which was about 59 per cent of the estimated value. On the occupied farms, the assessed value averaged 48 per cent of the farmers' estimates, and on the vacant farms 77 per cent (table 132). The vacant farms without any usable buildings were assessed at more than their full value.

Contribution of the agriculture of the area

The value of the agricultural products which this area contributed for use on the farm and for sale amounted to \$9.83 per acre of cleared land (table 133). To obtain this, it was necessary to import supplies amounting to \$3.08 per acre of cleared land. The difference, which represents the net contribution of the agriculture of this area, was \$6.75 per acre of cleared land.

The total number of working days put in on the 80 operated farms was 41,140 (table 134). About 58 per cent of the work was done by operators, and 38 per cent by unpaid labor. Only 4 per cent of the labor

TABLE 131. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, BULL HILL AREA, 1926

	Number of acres	Assessed valuation		Tax rate per \$1000 valuation	Taxes*	
		Total	Per acre		Total	Per acre
Town, county, and state tax:						
Van Etten.....	8,106	\$ 66,070	\$ 8.2	\$24.85	\$1,642	\$0.20
Spencer.....	2,130	20,350	9.6	26.00	529	0.25
Cayuta.....	3,256	19,935	6.1	23.10	460	0.14
Newfield.....	11,033	115,245	10.4	29.00	3,342	0.30
Danby.....	779	5,750	7.4	20.50	118	0.15
Total.....	25,304	\$227,350	.....	.....	\$6,091	.....
Average.....	.....	.....	\$9.0	.....	.....	\$0.24
School tax:						
Newfield:						
District 1.....	137	\$ 1,200	\$ 8.8	\$13.00	\$ 16	\$0.12
District 5.....	418	5,550	13.3	8.00	44	0.11
District 7.....	1,512	13,750	9.1	20.00	275	0.18
District 8.....	2,379	19,325	8.1	15.00	290	0.12
District 9.....	3,097	37,350	12.1	10.00	374	0.12
District 11.....	1,556	13,520	8.7	7.00	95	0.06
District 15.....	1,805	10,550	9.2	15.00	248	0.14
District 16.....	325	6,550	20.2	9.00	59	0.18
District 18.....	532	6,700	12.6	8.00	54	0.10
Danby, District 9.....	51	500	9.8	6.00	3	0.06
Cayuta, District 1.....	3,256	19,935	6.1	8.50	169	0.05
Spencer:						
District 13.....	1,359	14,870	10.9	15.00	223	0.16
District 16.....	276	1,430	5.2	15.00	21	0.08
Van Etten.....	8,601	70,120	8.2	.....†	.....	.....
Total.....	25,304	\$227,350	.....	.....	.....	.....
Average.....	.....	.....	\$9.0	.....	.....	.....
Total for 13 districts.....	16,793	.....	.....	.....	\$1,871	.....
Average.....	.....	.....	.....	.....	.....	\$0.11
Grand total.....	.....	.....	.....	.....	.....	\$0.35

* Not including cost of collection.

† Rate not obtained for Van Etten districts.

TABLE 132. COMPARISON OF LAND VALUES* ON OCCUPIED AND ON VACANT FARMS, BULL HILL AREA, 1926

	Number	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms.....	94	12,446	\$127,000	\$10.2	\$262,305	\$21.1
Vacant farms:						
Both buildings usable.....	34	3,744	\$41,080	\$11.0	\$63,250	\$16.9
Only the house usable.....	11	877	7,120	8.1	11,125	12.7
Only the barn usable.....	6	544	4,650	8.5	4,300	7.9
Both buildings unusable.....	16	1,417	11,370	8.0	9,750	6.9
No buildings.....	31	2,296	13,970	6.1	12,670	5.5
Total.....	98	8,878	\$78,190	.....	\$101,095	.....
Average.....	.....	.....	.....	\$8.8	.....	\$11.4
Parcels.....	45	4,041	\$22,150	\$5.5	\$22,660†	\$5.6†
Grand total.....	237	25,365	\$227,350	.....	\$386,060	.....
Average.....	.....	.....	.....	\$9.0	.....	\$15.2

* Including buildings.

† Most of the woodlots were valued on the basis of assessed valuation.

TABLE 133. VALUE OF THE PHYSICAL CONTRIBUTION OF THE AGRICULTURE OF THE BULL HILL AREA, 1926*

	51 farms of foreign- born operators	29 farms of American born operators	Total area (80 farms)	Value per acre of cleared land (14,054 acres)
Products sold, or used on farms:				
Crops:				
Sold.....	\$ 9,480	\$ 5,928	\$15,408	\$1.10
Used on farm.....	2,799	1,107	3,906	0.28
Livestock:				
Sold.....	11,323	6,128	17,451	1.23
Used on farm.....	3,048	1,887	4,935	0.35
Increase in inventory.....	5,344	1,055	6,399	0.46
Livestock products:				
Sold.....	53,799	18,892	72,691	5.17
Used on farm.....	10,335	3,674	14,009	1.00
Machinery, increase in inventory....	3,380	.....	3,380	0.24
Total.....	\$99,508	\$38,671	\$138,179	\$9.83
Products imported:				
Livestock bought.....	\$ 4,038	\$1,650	\$ 5,688	\$0.40
Machinery:				
Bought.....	6,559	1,171	7,730	0.55
Repairs.....	600	248	848	0.06
Decrease in inventory.....	.....	320	320	0.02
Feed.....	13,718	4,853	18,571	1.33
Seed.....	2,043	918	2,961	0.21
Fertilizers and lime.....	3,691	882	4,573	0.33
Other supplies.....	1,689	879	2,568	0.18
Total.....	\$32,338	\$10,921	\$43,259	\$3.08
Net contribution.....	\$67,170	\$27,750	\$94,920	\$6.75

* These figures do not include woodlot products, products sold from or used on occupied but unoperated farms, products sold from or used on farms not operated for the complete year for which records were taken, or products removed from the vacant farms by persons living outside the area.

was hired. Nearly half of the work on the farms of the foreign-born operators was done by unpaid family labor. The total number of days spent on work done off the farm and in the woods was 4782. This leaves 36,358 working days for the agriculture of the area, which is 2.6 days per acre of cleared land.

The net amount of \$6.75 is the pay for 2.6 days labor, interest on investment, maintenance of the farm, taxes, breeding fees, grinding feed, horse-shoeing, insurance, machinery hired, filling silo, threshing, use of automobile, hauling milk, registration fees, telephone, cow tester, and veterinary fees.

In the opinion of the writer, the resettlement of abandoned farm areas by farmers of foreign birth is only a temporary solution of the problem. The foreign-born farmers, not understanding farming conditions in this country and having but a small amount of capital, usually purchase poor farms. Coming from countries in which farm land is scarce, it is hard for them to believe that there is any land too poor to be farmed profitably.

To an outsider these foreign-born farmers seem to be doing well. They pay for their farms, repair the buildings, and lime the soil. They grow more crops and keep more livestock than the previous farmers did. After talking with a number of them, and studying their farm operations, it seems to the writer that there are two important reasons for this apparent prosperity. These foreign-born farmers have large families, and their wives and children work with them. Consequently, they have practically

TABLE 134. DETAILED LABOR RECORD ON OPERATED FARMS, BULL HILL AREA, 1926

	Foreign-born operators				American-born operators				All operators			
	Number of persons	Number of working days	Per cent of group	Per cent of total	Number of persons	Number of working days	Per cent of group	Per cent of total	Number of persons	Number of working days	Per cent of group	Per cent of total
Operators.....	51	15,300	100.0	53.0	29	8,700	100.0	70.8	80	24,000	100.0	58.3
Unpaid labor:												
Wife.....	24	3,750	20.9	.....	5	725	25.2	.....	29	4,475	20.0	.....
Son.....	34	7,100	56.5	.....	0	1,500	52.2	.....	43	8,600	55.8	.....
Daughter.....	3	550	4.4	.....	1	150	15.2	.....	4	700	4.5	.....
Other.....	8	1,150	9.2	.....	2	500	17.4	.....	10	1,650	10.7	.....
Total.....	.....	12,550	100.0	43.5	.....	2,875	100.0	23.4	.....	15,425	100.0	37.5
Hired labor:												
Month.....	4	750	75.2	.....	3	400	55.7	.....	7	1,150	67.1	.....
Day.....	.....	247	24.8	.....	.....	318	44.3	.....	.....	505	32.9	.....
Total.....	.....	997	100.0	3.5	.....	718	100.0	5.8	.....	1,715	100.0	4.2
Grand total.....	.....	28,847	.....	100.0	.....	12,293	.....	100.0	.....	41,140	.....	100.0
Outside labor.....	.....	1,760	60.2	.....	.....	943	50.8	.....	.....	2,703	56.5	.....
Labor in woods.....	.....	1,166	39.8	.....	.....	913	49.2	.....	.....	2,079	43.5	.....
Total.....	.....	2,926	100.0	10.1	.....	1,856	100.0	15.1	.....	4,782	100.0	11.6
Number of working days spent on agriculture.....	.....	25,921	100.0	89.9	.....	10,437	100.0	84.9	.....	36,358	100.0	88.4
Grand total.....	.....	28,847	.....	100.0	.....	12,293	.....	100.0	.....	41,140	.....	100.0

no cash expense for labor. On first coming to America, most of the foreign-born families settle in cities. Here the men learn a trade at which they work for several years. After moving to a farm, it is common practice for the man to return to his old occupation in the city during the winter and sometimes for a longer period. The money brought back to the farm in this way adds materially to the income from the sale of farm products.

These foreign-born farmers are content to farm in this way until they realize that with the same effort expended they can do better on some other farm or at some other occupation. The boys and girls, educated in American schools, generally start this movement from the poor areas. It is accelerated by the fact that the parents of these boys and girls are unable to pay them wages. The absence of the boys makes it necessary for the father to remain on the farm the year round, and often necessitates the hiring of labor. This reduces the income from outside sources, and increases the cash expense, so that a point is soon reached where it becomes unprofitable to continue farming.

When this point is reached, there are several shifts that may be made. Some of the owners are fortunate enough to be able to sell their farms, but as such farms are not readily salable many of the owners are forced to leave without selling. A large number of the farmers have reached such an age as to make it impracticable for them to start over again on another farm. By cutting down farm operations and ceasing to make improvements, these farmers can live for several years on the accumulations of the past. If their farms are so situated as to make it possible, they may discontinue farming operations entirely, and work out the year round, using the farm as a home. All of these shifts are now taking place in the poor areas of New York.

A resettlement of these areas is simply repeating the process of abandonment through which they have already gone. It constitutes a great social loss, as many men spend the better part of their lives trying to make these farms pay, and the money invested there would return much more if spent in some other way.

SWALE AREA

Location

The Swale area, comprising nearly 12,000 acres, is located in the townships of Canisteo and Cameron, in Steuben County. It is the region lying south of the Canisteo River and the towns of Carson and Adrian, west of West Cameron, north of North Jasper, and east and north of South Canisteo. A map of the area is shown in figure 8. There is a macadam road in the valley along the west side and part of the way along the north. The nearest railroad stations are at Cameron, southeast of the area, and Canisteo, northwest of the area. From the point known as "The Swale," which is about in the center of the area, the distance to Cameron is about five miles, and to Canisteo nine miles, by the shortest route.

Description

The highest point within the area is 2325 feet above sea level, and the lowest point about 1400 feet. The valley on the north and east is about

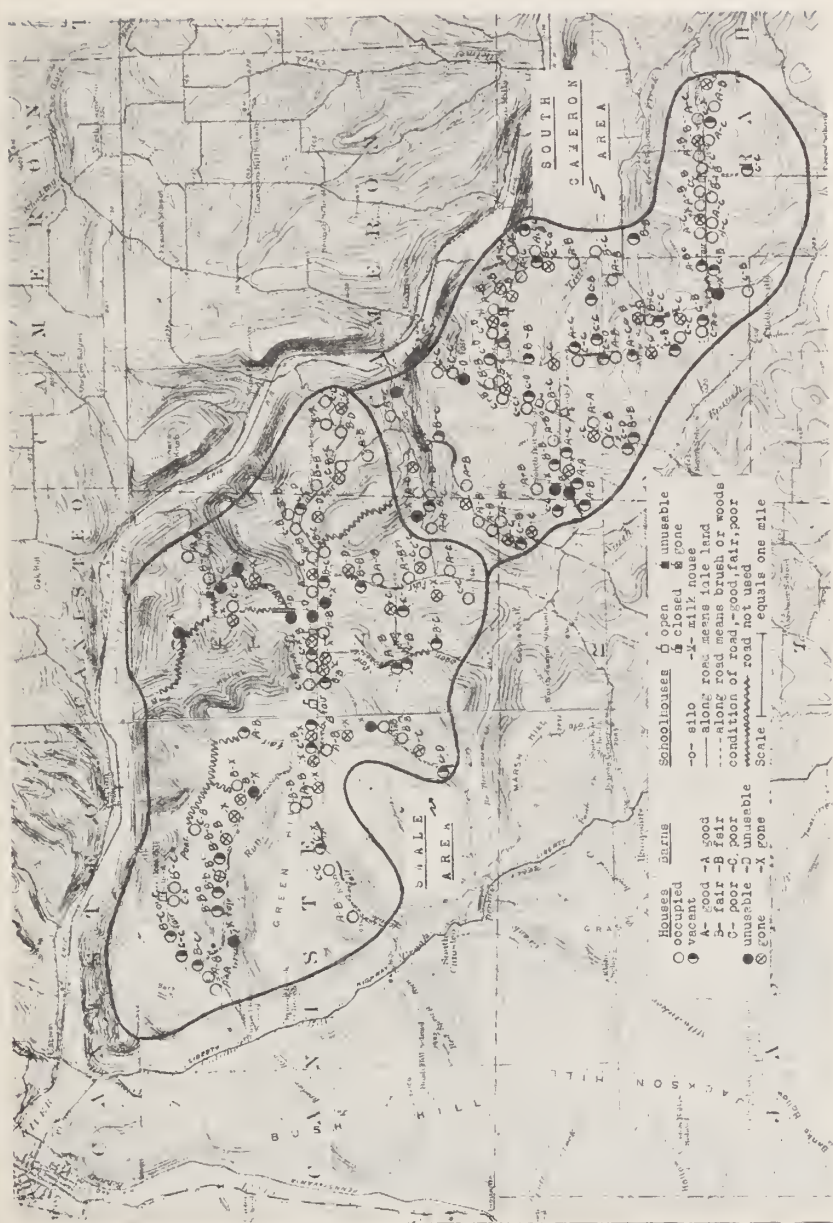


FIGURE 8. SWALE AND SOUTH CAMERON AREAS

1100 feet in elevation, and the one on the west is from 1200 to 1400 feet above sea level. The road along the south ranges from 1600 feet to 1900 feet in elevation. The center of the area is a level plateau, about 2250 feet in elevation. From Cameron to this point, the rise is 1200 feet in five miles. There is only one road leading out of the area to the north. The drop from the hill to the valley by this road, which is seldom used, is 1200 feet in two and one-half miles. The approach by the roads from the south and west is more gradual. There are four roads which at one time led into this area but which were impassable in 1927. The average elevation of the 85 farmsteads in the area is 1950 feet.

There were 26 miles of public roads within the area (table 135). None of these were considered good, although 17 miles, or two-thirds of the total, were in fair condition during the summer. There were 5 miles of road which were not used and were impassable for motor-driven vehicles.

TABLE 135. CONDITION OF ROADS IN SUMMER, SWALE AREA, 1927

Condition	Miles	Per cent
Good.....	0	0.0
Fair.....	17	65.4
Poor.....	4	15.4
Unused.....	5	19.2
Total.....	26	100.0

Livestock

There were only 3 farmers who had 10 cows or more, and about 12 farmers who kept 5 or more. On the average, there were 4.2 cows per farm (table 136). There were practically no sheep in the area. A few farmers raised hogs for home use. Only 3 farmers kept 100 or more hens,

TABLE 136. NUMBER AND VALUE OF LIVESTOCK ON 34 OCCUPIED FARMS, SWALE AREA, 1926

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows (grade).....	132	3.9	\$11,900	\$ 90.2	\$350.1	41.3
Cows (purebred).....	9	0.3	1,625	180.6	47.8	5.6
Heifers (grade).....	63	1.9	2,005	31.8	59.0	6.9
Heifers (purebred).....	4	0.1	350	87.5	10.3	1.2
Bulls (grade).....	12	0.4	360	30.0	10.6	1.2
Bulls (purebred).....	8	0.3	235	29.4	6.9	0.8
Horses:						
Work horses.....	91	2.7	9,775	107.4	287.5	33.8
Colts.....	1	.....	100	100.0	2.9	0.3
Sheep:						
Ewes.....	16	0.5	160	10.0	4.7	0.6
Lambs.....	12	0.4	120	10.0	3.5	0.4
Hogs:						
Brood sows.....	7	0.2	285	40.7	8.4	1.0
Other hogs.....	20	0.6	473	23.6	13.9	1.6
Pigs.....	6	0.2	50	9.3	1.6	0.2
Poultry:						
Hens.....	1,504	44.2	1,472	1.0	43.3	5.1
Total.....	.....	.....	\$28,916	.....	\$850.5	100.0

the average per farm for all farms being 44 hens. The total value of livestock was \$28,916, or \$850 per farm. About 57 per cent of this investment was in cattle and 34 per cent was in horses.

Machinery

The total value of special equipment in this area was \$2915 (table 137). It consisted of 7 tractors and 2 trucks.

TABLE 137. TRACTORS AND TRUCKS, SWALE AREA, 1927

Make of tractor or truck	Number	Total value	Value per tractor or truck
Tractors:			
Fordson.....	6	\$1,900	\$317
McCormick-Deering.....	1	900	900
Trucks:			
Ford.....	2	115	58
Total.....	9	\$2,915	.....

The total value of ordinary farm machinery was \$24,075. The total value of all farm machinery was \$26,990, or \$794 per occupied farm.

There were 21 automobiles in the area, 13 of which were Fords (table 138). The total value of all cars was \$3780, or \$180 per car.

TABLE 138. AUTOMOBILES,* SWALE AREA, 1927

Manufacturer's year	Make of car					Total number
	Ford	Chevrolet	Dodge	Durant	Elcar	
1912.....	1	.....	.....	.....	.....	1
1916.....	1	.....	.....	.....	.....	1
1918.....	1	.....	.....	.....	I	2
1919.....	1	.....	.....	.....	.....	1
1920.....	1	.....	.....	.....	.....	1
1921.....	2	.....	.....	.....	.....	2
1922.....	.....	.....	I	.....	.....	1
1923.....	1	2	.....	I	.....	4
1924.....	2	2	.....	.....	.....	4
1925.....	2	I	.....	.....	.....	3
1926.....	I	.....	.....	.....	.....	1
Total number.....	13	5	I	I	I	21
Total value.....	\$1,530	\$1,450	\$300	\$300	\$200	\$3,780
Average value.....	\$118	\$290	\$300	\$300	\$200	\$180

* Not included in farm machinery.

Real estate

The estimated total value of the 11,782 acres in this area was \$175,265, or \$14.90 per acre. There were about 5000 acres valued at \$10 or less, and about 8000 acres with an average value of \$10 (table 139).

The value of land and buildings on the occupied farms was \$103,700, or \$3050 per farm. This makes the total farm capital per occupied farm \$4694, of which 65 per cent was in land and buildings, 18 per cent was in livestock, and 17 per cent was in machinery.

The prices which the present operators paid for their farms averaged \$14.80 per acre (table 140). On the average, only a little more than 40

TABLE 139. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, SWALE AREA, 1926

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
133.....	\$ 2	\$ 300	\$ 2.3	133
90.....	3	300	2.7	223
321.....	4	1,300	3.5	544
890.....	5	4,500	4.5	1,434
711.....	6	4,200	4.9	2,145
1,087.....	7	7,450	5.6	3,232
635.....	8	5,900	6.2	3,867
529.....	9	4,650	6.5	4,396
931.....	10	9,250	7.1	5,327
209.....	12	2,450	7.3	5,536
238.....	13	3,150	7.5	5,774
845.....	14	11,950	8.4	6,619
503.....	15	7,600	8.8	7,122
211.....	16	3,415	9.1	7,333
233.....	17	4,000	9.3	7,566
505.....	18	9,250	9.9	8,071
497.....	19	9,500	10.4	8,568
529.....	20	10,500	11.0	9,097
436.....	21	9,300	11.4	9,533
292.....	22	6,500	11.8	9,825
117.....	23	2,700	11.9	9,942
205.....	24	5,000	12.1	10,147
519.....	25	13,000	12.8	10,666
135.....	26	3,500	12.9	10,801
90.....	28	2,500	13.1	10,891
115.....	29	3,300	13.2	11,006
100.....	30	3,000	13.4	11,106
65.....	31	2,000	13.5	11,171
95.....	32	3,000	13.6	11,266
260.....	35	9,000	14.1	11,526
112.....	36	4,000	14.3	11,638
64.....	44	2,800	14.5	11,702
80.....	75	6,000	14.9	11,782

* Including buildings.

TABLE 140. PURCHASE PRICES PAID BY 22 OF THE PRESENT OWNERS OF FARMS, SWALE AREA

Purchase price per acre	Number of farms	Total acres	Average acres per farm	Total purchase price	Average price per acre	Original indebtedness	
						Total	Per cent of purchase price
Less than \$10.....	5	1,066	213.2	\$ 7,950	\$ 7.5	\$6,650	83.6
\$10 to \$14.....	6	797	132.8	9,700	12.2	6,350	65.5
\$15 to \$19.....	4	771	192.8	12,600	16.3	7,400	58.7
\$20 and more.....	7	612	87.4	17,800	29.1	7,900	44.4
Total.....	22	3,246	.....	\$48,050	.....	\$28,300	.....
Average.....	.....	.....	147.5	.....	\$14.8	.....	58.9

per cent of the purchase price was paid in cash. In 1927 the estimated average value of the occupied farms was \$19.50 per acre.

Condition of buildings

On about two-fifths of the 85 farmsteads the houses were gone or were not usable, and on one-third the barns were gone or were not usable (table 141). About one-third of the usable houses and two-fifths of the usable barns were considered poor.

TABLE 141. CONDITION OF BUILDINGS ON ALL FARMS,* SWALE AREA, 1927

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	15	17.6	2	2.4
Fair.....	21	24.7	32	37.6
Poor.....	17	20.0	23	27.1
Not usable.....	9	10.6	7	8.2
Gone.....	23	27.1	21	24.7
Total.....	85	100.0	85	100.0

* Based on a tally of all building sites.

Only 24 farmsteads had both a fairly good house and a fairly good barn. About one-half of the farmsteads had both a usable house and a usable barn, one-fourth had one or the other gone or not usable, and one-fourth had both house and barn gone or not usable (table 142).

TABLE 142. COMBINATIONS OF BUILDINGS ON ALL FARMS,* SWALE AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	2	2.4
Good.....	Fair.....	12	14.2
Fair.....	Good.....	0	0.0
Fair.....	Fair.....	11	12.9
Good.....	Poor.....	1	1.2
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	7	8.2
Poor.....	Fair.....	5	5.9
Poor.....	Poor.....	7	8.2
Total having both house and barn usable.....		45	53.0
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	0	0.0
Fair.....	Not usable.....	1	1.2
Fair.....	Gone.....	2	2.4
Poor.....	Not usable.....	2	2.4
Poor.....	Gone.....	3	3.5
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	4	4.7
Not usable.....	Poor.....	1	1.2
Gone.....	Poor.....	7	8.1
Total having either house or barn gone or not usable.....		20	23.5
Not usable.....	Not usable.....	2	2.4
Not usable.....	Gone.....	6	7.0
Gone.....	Not usable.....	2	2.4
Gone.....	Gone.....	10	11.7
Total having both house and barn gone or not usable.....		20	23.5
Grand total.....		85	100.0

* Based on a tally of all building sites.

Nearly two-fifths of the vacant farms had both a usable house and a usable barn, while one-half of them had no buildings that were usable (table 143).

TABLE 143. BUILDINGS ON VACANT FARMS,* SWALE AREA, 1927

Farmsteads having	Number	Per cent
House usable and barn usable.....	19	38.7
House usable and barn not usable.....	0	0.0
House usable and barn gone.....	2	4.1
House not usable and barn usable.....	0	0.0
House not usable and barn not usable.....	5	10.2
House not usable and barn gone.....	2	4.1
House gone and barn usable.....	4	8.2
House gone and barn not usable.....	2	4.1
House gone and barn gone.....	15	30.6
Total.....	49	100.0

* Based on survey records.

The people

At the time when this survey was made (July, 1927), 115 persons were living in the entire area of nearly 12,000 acres (table 144).

TABLE 144. NUMBER OF PERSONS LIVING ON FARMS, SWALE AREA, 1927

	Number	Per cent
Men.....	39	33.9
Women.....	33	28.7
Boys.....	22	19.1
Girls.....	21	18.3
Total.....	115	100.0

Only 5 boys in the area were 20 years old or over (table 145). The average age of the boys was 15.2 years and of the girls 10.8 years. The average number of children living at home, per family having children, was 2.2 (table 146). There were no children living at home on 14 of the 34 occupied farms.

TABLE 145. NUMBER AND AGES OF CHILDREN LIVING AT HOME, SWALE AREA, 1927

Age	Boys	Girls	Total
Under 10 years.....	6	10	16
10 to 14 years.....	4	7	11
15 to 19 years.....	7	2	9
20 years and over.....	5	2	7
Total number.....	22	21	43
Average age (years).....	15.2	10.8	13.0

There were 8 occupants⁷ of the area under 40 years of age, and 8 who were 60 years old or over (table 147). The average age of all occupants was 50.3 years.

Most of the occupants were natives of the region. Only 2 were born outside of New York State (table 148).

⁷ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 146. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, SWALE AREA, 1927

Number of children in the family	Number of families	Total number of children
1.....	8	8
2.....	5	10
3.....	5	15
4.....	1	4
6.....	1	6
Total.....	20	43
Average per family.....		2.2

TABLE 147. AGES OF 33 OCCUPANTS, SWALE AREA, 1927

Age	Number of occupants	Average age
Under 40 years.....	8	(Years) 32.0
40 to 59 years.....	17	50.1
60 years and over.....	8	69.0
Total number.....	33	.....
Average age (years).....		50.3

TABLE 148. BIRTHPLACES OF 33 OCCUPANTS AND THEIR PARENTS, SWALE AREA

Birthplace	Occupants	Fathers	Mothers
Within Canisteo or Cameron Township.....	25	13	10
Elsewhere in Steuben County.....	4	2	4
Other counties in New York.....	2	12	12
Other States.....	2	2	3
Total.....	33	29	29

Most of the present occupants were already located in Steuben County previous to moving into this area (table 149). More than half of them had been farmers (table 150).

TABLE 149. PREVIOUS LOCATIONS OF 26 OCCUPANTS, SWALE AREA

Previous location	Occupants
Canisteo or Cameron Township.....	19
Other townships in Steuben County.....	4
Other counties in New York.....	2
Other States.....	1

TABLE 150. PREVIOUS EMPLOYMENTS OF 21 OCCUPANTS, SWALE AREA

Previous employments	Occupants	Previous employments	Occupants
Farmer.....	12	Garage worker.....	1
Cheese-factory worker.....	1	Railroad worker.....	3
Condensery worker.....	1	Day laborer.....	1
Worker in tanning mill.....	2		

Of the 33 occupants, 9 had been in the area for less than five years, their average period of residence being less than one year (table 151). Only 6 had been there for thirty years or more. The average period of residence of all occupants was 16.8 years.

TABLE 151. YEARS OF CONTINUOUS RESIDENCE OF 33 OCCUPANTS, SWALE AREA, 1927

Years	Number of occupants	Average years of residence
Less than 5.....	9	0.9
5 to 9.....	5	6.2
10 to 19.....	8	13.6
20 to 29.....	5	21.8
30 and more.....	6	49.5
Total number.....	33	.....
Average years of residence .....	.....	16.8

Absentee owners

Most of the owners of the vacant farms were located in Steuben County (table 152). The majority of them were farmers (table 153).

TABLE 152. LOCATIONS OF 59 OWNERS OF VACANT FARMS AND PARCELS, SWALE AREA, 1927

Location	Owners of vacant farms	Owners of parcels
In Canistota or Cameron Township.....	28	8
Other townships in Steuben County.....	8	7
Other counties in New York.....	5	1
Other States.....	2	.....
Total.....	43	16

TABLE 153. OCCUPATIONS OF 45 OWNERS OF VACANT FARMS AND PARCELS, SWALE AREA, 1927

Occupation	Owners of vacant farms	Owners of parcels
Farmer.....	19	8
Retired.....	5	.....
Railroad worker.....	2	.....
Teamster.....	2	1
Lawyer.....	1	.....
Doctor.....	1	.....
Lumberman.....	1	.....
Restaurant keeper.....	1	.....
Store clerk.....	1	.....
Day laborer.....	1	.....
Stenographer.....	1	.....
Real-estate dealer.....	.....	1
Total.....	35	10

Only 22 of the 49 owners of the vacant farms had ever lived on them. The average period of residence in the area of these 22 owners was seventeen years, and it had been eleven years, on the average, since they left.

Utilization of the land

Records were obtained on 109 pieces of property, of which 34 were occupied farms, 49 were vacant farms, and 26 were parcels and woodlots (table 154). More than half of the land area was in the vacant farms and the parcels.

TABLE 154. CLASSIFICATION OF PROPERTY, SWALE AREA, 1926

	Number of farms	Total acres	Average acres per farm
Occupied farms.....	34	5,318	156.4
Vacant farms.....	49	4,361	89.0
Parcels and woodlots.....	26	2,103	80.9
Total.....	109	11,782	.....

Most of the owners purchased their farms, although a few of them were inherited (table 155). A few of the vacant farms were obtained as the result of mortgage foreclosures.

TABLE 155. METHODS BY WHICH OWNERSHIP OF FARMS WAS OBTAINED, SWALE AREA

	Occupied farms	Vacant farms
Purchased.....	21	34
Inherited.....	4	10
Foreclosed mortgage.....	0	3
Total.....	25	47

About 40 per cent of the area was in woods, a small part of which was pastured (table 156). Nearly one-fourth was in crops, 15 per cent was in pasture, and 19 per cent was in idle land. About half of the land available for crops and pasture on the vacant farms was idle, as compared with about one-fourth on the occupied farms.

TABLE 156. UTILIZATION OF THE LAND, SWALE AREA, 1926

	Occupied farms		Vacant farms		Parcels		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	1,360	25.5	653	15.0	30	1.4	2,043	17.3
Other crops.....	644.25	12.1	143.5	3.3	10	0.5	797.75	6.8
Open pasture.....	997.5	18.8	609	14.0	155	7.4	1,761.5	15.0
Idle land.....	790.5	14.9	1,351.5	31.0	94	4.5	2,236	19.0
Woods not pastured.....	1,058	19.9	1,510	34.5	1,814	86.2	4,747	40.2
Woods pastured.....	305	0.9						
Farmstead.....	102.75	1.9	94	2.2	.....	.....	196.75	1.7
Total.....	5,318	100.0	4,361	100.0	2,103	100.0	11,782	100.0

Hay comprised about 72 per cent of the crop acreage (table 157). Oats and buckwheat were next in importance, representing 13 and 8 per cent, respectively.

TABLE 157. ACREAGES OF THE DIFFERENT CROPS GROWN, SWALE AREA, 1926

Crop	Occupied farms	Vacant farms	Parcels	Total area	Per cent
	(Acres)	(Acres)	(Acres)	(Acres)	
Corn for silage.....	13	.....	.....	13	0.5
Corn for fodder.....	6.5	.....	.....	6.5	0.2
Potatoes.....	38	8.5	.....	46.5	1.6
Buckwheat.....	200.25	33	.....	233.25	8.2
Oats and barley.....	22	10	10	42	1.5
Oats.....	291.5	77	.....	368.5	13.0
Barley.....	47.5	10	.....	57.5	2.0
Winter wheat.....	4.5	3	.....	7.5	0.3
Beans.....	21	2	.....	23	0.8
Hay.....	1,360	653	30	2,043	71.9
Total.....	2,004.25	796.5	40	2,840.75	100.0

The yields of all crops were low (table 158). The average yield of potatoes, buckwheat, oats, and hay was 63.6 per cent of the state average. When these yields were weighted by the acreage grown, the average was 53.9 per cent of the state average.

TABLE 158. YIELDS OF THE PRINCIPAL CROPS, SWALE AREA, 1926

Crop	Number of farms	Number of acres	Average yield per acre	
			Swale area	New York State
			(Bushels)	(Bushels)
Potatoes.....	34	42.5	90.5	117
Buckwheat.....	25	211.25	12.4	18.9
Oats and barley.....	4	42	21.7	.....
Oats.....	30	321.5	20.6	34
Barley.....	15	46.5	21.1	28.3
Beans.....	5	20	15.1	11.8
			(Tons)	(Tons)
Hay.....	61	1,995	0.67	1.32

More than one-fourth of the total area of crops was grown on the vacant farms. In 1926 some hay was cut on 31 of the vacant farms, and plowing was done on 20.

On 17 of the vacant farms some stock was pastured. There was a total of 897 acres fenced and available for pasture in 24 different lots. The estimated feeding capacity of this pasture was 4.8 acres to 1 cow. The fences around 12 of these lots were reported to be good, around 6 they were fair, and around 6 they were poor.

Abandonment began in this area forty years ago (table 159). Nearly half of the farms had been vacant for ten years or more. The average period of vacancy was about eleven years.

Farm operations

Of the 34 occupied farms, 33 were being operated, but 6 of these operators had not been in the area long enough to give a complete year's record. Consequently, this discussion of farming operations is based on only 27 farms.

The total receipts on the 27 operated farms were \$32,976, or \$1221 per farm (table 160). Receipts from crops represented about 19 per cent of

TABLE 159. STAGES IN THE ABANDONMENT OF VACANT FARMS, SWALE AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1926.....	0	3	17	20	31
1925.....	1	3	2	2	4
1924.....	2	2	2	4	2
1923.....	3	1	2	3	1
1922.....	4	6	7	4	4
1921.....	5	3	2	2	1
1920.....	6	4	1	0	1
1919.....	7	1	0	2	0
1918.....	8	2	1	1	0
1917.....	9	2	2	1	1
	10	2	1	3	0
	12	5	2	2	2
	15	5	4	3	1
	20	5	4	1	0
	25	1	0	1	1
	30	2	1	0	0
	40	2	0	0	0
Total number of farms.....		49	48	49	49
Average number of years since operation was discontinued.....		10.9	6.0	4.5	2.3

the total, of which about half came from hay and one-third from potatoes. Livestock sold represented 17 per cent of the total receipts; nearly two-thirds of this came from cows, and 18 per cent from veal calves. Livestock products sold was the most important item, of which fluid milk made up more than one-third of the total. Outside labor brought in 12 per cent of the total income, and an increase in capital on 11 farms accounted for 9 per cent. The receipts from woodlot products were small.

These 27 families used products from the farm valued at \$8436, or \$312 per family (table 161).

The farm expenses on these 27 farms amounted to \$24,051, or \$891 per farm (table 162). The current operating expense made up 77 per cent of the total expense, decrease in capital 19 per cent, and livestock purchased 4 per cent.

Unpaid labor made up more than one-third, and all labor 43 per cent, of the operating expense. The next most important expense was for new machinery, \$84 per farm. Taxes represented 8 per cent of the total operating expense. No other item amounted to more than 5 per cent of the total operating expense. The commonest expenses were taxes, insurance, horseshoeing, grass seed, and threshing.

There was an increase in capital on 11 farms and a decrease on 13. The net decrease in capital on the 27 farms was \$1541, or \$57 per farm. The total value of machinery at the end of the year was \$550 higher than at the beginning, while the value of real estate and of livestock was lower (table 163). There was a decrease in the number of cows, and an increase in the number of heifers and of hens.

When all of the farm expenses are deducted from the total receipts, an average of \$330 per farm is left to pay for the use of capital and for

TABLE 160. DETAILED RECEIPTS ON 27 FARMS, SWALE AREA, 1926

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	13	1,687 bu.	\$ 1.2	\$1,975	\$ 73.1	31.7	.....
Buckwheat.....	3	652 bu.	0.8	522	19.3	8.4	.....
Beans.....	3	232 bu.	1.6	378	14.0	6.1	.....
Wheat.....	1	8 bu.	2.2	18	0.7	0.3	.....
Hay.....	11	247 tons	13.5	3,345	123.9	53.5	.....
Total.....	.....	.....	.....	\$6,238	\$231.0	100.0	18.9
Livestock:							
Cows (grade).....	11	47	\$ 76.1	\$3,578	\$132.5	63.2	.....
Heifers.....	1	1	50.0	50	1.9	0.9	.....
Veal calves.....	15	75	14.0	1,048	38.8	18.5	.....
Bulls (grade).....	2	2	45.0	90	3.3	1.6	.....
Bulls (purebred).....	2	2	57.5	115	4.3	2.0	.....
Horses.....	2	3	126.7	380	14.1	6.7	.....
Ewes.....	1	2	6.0	12	0.4	0.2	.....
Lambs.....	1	12	11.0	132	4.9	2.3	.....
Brood sows.....	1	1	60.0	60	2.2	1.1	.....
Other hogs.....	3	3	43.3	130	4.8	2.3	.....
Pigs.....	2	12	5.0	60	2.2	1.1	.....
Hens.....	1	20	0.4	8	0.3	0.1	.....
Total.....	.....	.....	.....	\$5,663	\$209.7	100.0	17.2
Livestock products:							
Milk.....	6	2,480 cwt.	\$2.11	\$5,240	\$194.1	43.5	.....
Cream.....	5	19,290 lbs.	.....	2,310	85.6	19.2	.....
Butter.....	13	6,496 lbs.	0.47	3,033	112.3	25.2	.....
Wool.....	1	90 lbs.	0.28	25	0.9	0.2	.....
Eggs.....	19	5,155 doz.	0.28	1,428	52.9	11.9	.....
Total.....	.....	.....	.....	\$12,036	\$445.8	100.0	36.6
Woodlot products:							
Lumber.....	1	.....	.....	\$1,200	\$44.4	97.2	.....
Cordwood.....	2	.....	.....	35	1.3	2.8	.....
Total.....	.....	.....	.....	\$1,235	\$45.7	100.0	3.7
Outside work:							
Man work.....	7	945 days	\$3.3	\$3,110	\$115.2	77.9	.....
Horse work.....	1	200 days	2.6	525	19.4	13.2	.....
Machine work.....	3	.....	.....	355	13.1	8.9	.....
Total.....	.....	.....	.....	\$3,990	\$147.7	100.0	12.1
Miscellaneous:							
Maple sirup.....	1	.....	.....	\$100	\$ 3.7	12.5	.....
Insurance*.....	2	.....	.....	703	26.0	87.5	.....
Total.....	.....	.....	.....	\$803	\$29.7	100.0	2.4
Increase in capital.....	11	.....	.....	\$3,011	\$111.5	.....	9.1
Grand total.....	.....	.....	.....	\$32,976	\$1,221.3	100.0	100.0

* Remuneration for loss by fire.

the operator's labor (table 164). The average capital per farm was \$5028. Interest at 5 per cent on this sum amounts to \$251 per farm, which leaves \$79 per farm as pay for the operator's labor, in addition to which he has a house to live in and products from the farm to use.

The total indebtedness on these 27 farms was \$14,460, which means that only \$723 of the \$6787 interest charge had to be paid in cash. Likewise, the items for unpaid labor, and the net decrease in capital of \$1541, did not represent cash expenditures. Consequently, the average amount of cash per family available for living expenses and for saving was \$606.

TABLE 161. AMOUNT AND VALUE OF FARM PRODUCTS USED ON 27 FARMS, SWALE AREA

Commodity	Quantity used	Average sale price	Total value	Value per farm
Milk.....	325 cwt.	\$2.11	\$ 686	\$25.4
Butter.....	3,340 lbs.	0.47	1,570	58.0
Eggs.....	5,231 doz.	0.28	1,465	54.3
Poultry.....	283	1.0*	283	10.5
Potatoes.....	867 bu.	1.2	1,040	38.5
Beans.....	1 bu.	1.6	2	0.1
Apples.....	118 bu.	1.0*	118	4.4
Pork.....	5,485 lbs.	0.18	987	36.6
Beef.....	1,300 lbs.	0.11	143	5.3
Veal.....	730 lbs.	0.14	102	3.8
Total.....			\$6,396	\$236.9
Firewood.....	680 cords	\$3.00	2,040	75.6
Grand total.....			\$8,436	\$312.5

* Estimated by the enumerator.

TABLE 162. DETAILED FARM EXPENSES ON 27 FARMS, SWALE AREA, 1926

	Number of farms having expense	Number of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Year help.....	1		\$ 125	\$ 4.6	0.7	.....
Month help.....	1		150	5.6	0.8	.....
Day help.....	8		1,093	40.5	5.9	.....
Board of hired labor.....	4		267	9.9	1.4	.....
Unpaid labor (including board)	11		6,360	235.6	34.2	.....
Baling hay.....	5		344	12.7	1.9	.....
Egg cases.....	1		2	0.1	.....	.....
Breeding fees.....	1		7	0.3	.....	.....
New buildings.....	3		168	6.2	0.9	.....
Building repairs.....	11		697	25.8	3.8	.....
Hay purchased.....	3		175	6.5	0.9	.....
Feed purchased.....	14		863	32.0	4.6	.....
Grinding feed.....	11		132	4.9	0.7	.....
Fence repairs.....	9		121	4.5	0.7	.....
Fertilizer.....	4		85	3.1	0.5	.....
Lime.....	2		72	2.7	0.4	.....
Horseshoeing.....	22		376	13.9	2.0	.....
Insurance.....	26		474	17.6	2.6	.....
Sawing wood.....	4		436	16.1	2.3	.....
Machinery bought.....	9		2,268	84.0	12.2	.....
Machinery repairs.....	14		268	9.9	1.4	.....
Machinery hired.....	1		5	0.2	.....	.....
Threshing.....	18		274	10.1	1.5	.....
Gasoline and oil.....	14		387	14.3	2.1	.....
Automobile expense.....	9		612	22.7	3.3	.....
Twine.....	11		66	2.4	0.4	.....
Hauling milk.....	6		303	11.2	1.6	.....
Grass seed.....	20		743	27.5	4.0	.....
Other seeds.....	8		143	5.3	0.8	.....
Telephone.....	4		14	0.5	0.1	.....
Taxes.....	27		1,511	56.0	8.1	.....
Veterinary fees.....	3		34	1.3	0.2	.....
Cow tester.....	2		2	0.1	.....	.....
Total.....			\$18,577	\$688.1	100.0	77.3
Livestock purchased:						
Cows (grade).....	4	8	\$460	\$17.0	49.9	.....
Heifers.....	2	4	84	3.1	9.1	.....
Bull calves.....	1	1	3	0.1	0.3	.....
Horses.....	2	3	210	7.8	22.8	.....
Brood sows.....	1	2	33	1.2	3.6	.....
Pigs.....	10	19	87	3.2	9.4	.....
Hens.....	1	50	45	1.7	4.9	.....
Total.....			\$922	\$34.1	100.0	3.8
Decrease in capital.....	13		\$4,552	\$168.6	.....	18.9
Grand total.....			\$24,051	\$890.8	.....	100.0

TABLE 163. CHANGES IN INVENTORY DURING THE YEAR, SWALE AREA, 1926

	Number of livestock			
	At beginning of year	At end of year	Increase	Decrease
Cattle:				
Cows (grade).....	133	117	.....	16
Cows (purebred).....	9	9	.....	.....
Heifers (grade).....	45	56	11	.....
Heifers (purebred).....	3	4	1	.....
Bulls (grade).....	3	9	6	.....
Bulls (purebred).....	3	8	5	.....
Horses:				
Work horses.....	77	77	.....	.....
Colts.....	1	1	.....	.....
Sheep:				
Ewes.....	18	16	.....	2
Lambs.....	13	12	.....	1
Hogs:				
Brood sows.....	3	7	4	.....
Other hogs.....	22	20	.....	2
Pigs.....	1	6	5	.....
Poultry:				
Hens.....	1,161	1,312	151	.....
Value of livestock.....	\$26,292	\$25,676	.....	\$616
Value of machinery.....	\$21,850	\$22,400	\$550	.....
Value of real estate.....	\$88,375	\$86,900	.....	\$1,475

TABLE 164. LABOR INCOMES ON 27 FARMS, SWALE AREA, 1926

	Total	Average per farm
Receipts:		
Increase in machinery.....	\$ 550	\$ 20
Crops.....	6,238	231
Livestock.....	5,603	210
Livestock products.....	12,036	445
Woodlot products.....	1,235	46
Outside work.....	3,990	148
Miscellaneous.....	803	30
	\$30,515	\$1,130
Expenses:		
Decrease in livestock.....	\$ 616	\$ 23
Decrease in real estate.....	1,475	55
Livestock purchased.....	922	34
Operating expenses.....	18,577	688
	21,590	800
Income from capital and operator's labor.....	\$8,925	\$330
Capital:		
Real estate.....	\$87,638	\$3,247
Machinery.....	22,125	819
Livestock.....	25,984	962
	\$135,747	\$5,028
Interest on average capital at 5 per cent.....	6,787	251
Labor income.....	\$2,138	\$79

The estimated average cash expenditure for food was \$215 per family, and for clothing \$106. This leaves an average of \$285 per farm available for other things.

Taxation

The total assessed valuation of the area in 1926 was \$108,750, or \$9.30 per acre (table 165). The town, county, and state tax averaged 20 cents per acre. The average school tax paid for the school year 1926-27 was

TABLE 165. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, SWALE AREA, 1926

	Number of acres	Assessed valuation		Tax rate per \$1000 valuation	Taxes*	
		Total	Per acre		Total	Per cent
Town, county, and state tax:						
Cameron.....	2,850	\$30,550	\$10.7	\$25.312	\$ 773	\$0.27
Canisteo.....	8,844	78,200	8.8	20.157	1,576	0.18
Total.....	11,694	\$108,750	.....	.....	\$2,349	.....
Average.....	.....	.....	\$9.3	.....	.....	\$0.20
School tax:						
Canisteo:						
District 3.....	628	\$ 3,400	\$ 5.4	\$ 7.00	\$ 24	\$0.04
District 5.....	834	5,800	7.0	11.80	68	0.08
District 8.....	2,925	30,300	10.4	10.00	30	0.10
District 9.....	1,603	14,500	9.0	7.50	109	0.07
District 10.....	452	4,200	9.3	11.00	46	0.10
Cameron:						
District 11.....	2,371	21,450	9.0	5.00	107	0.05
District 12.....	840	12,000	15.0	5.00	63	0.08
Roosa.....	1,776	12,500	7.0	.....†	.....	.....
Joint.....	265	4,000	15.1	.....†	.....	.....
Total.....	11,694	\$108,750	.....	.....	.....	.....
Average.....	.....	.....	\$9.3	.....	.....	.....
Total for 7 districts.....	9,653	.....	.....	.....	\$447	.....
Average.....	.....	.....	.....	.....	.....	\$0.05
Grand total.....	.....	.....	.....	.....	.....	\$0.25

* Not including cost of collection.

† Rate not obtained for these two districts.

TABLE 166. COMPARISON OF LAND VALUES* ON OCCUPIED AND ON VACANT FARMS, SWALE AREA, 1926

	Number	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms.....	34	5,318	\$57,700	\$10.8	\$103,700	\$19.5
Vacant farms:						
Both buildings usable.....	19	2,073	\$22,450	\$10.8	\$35,600	\$17.2
Only the house usable.....	2	220	1,300	5.9	1,500	6.8
Only the barn usable.....	4	295	2,950	10.0	3,350	11.4
Both buildings unusable.....	9	678	5,550	8.2	6,850	10.1
No buildings.....	15	1,095	8,350	7.6	10,850	9.9
Total.....	49	4,361	\$40,600	.....	\$58,150	.....
Average.....	.....	.....	.....	\$9.3	.....	\$13.3
Parcels.....	26	2,103	\$10,450	\$5.0	\$13,415	\$6.4
Grand total.....	109	11,782	\$108,750	.....	\$175,265	.....
Average.....	.....	.....	.....	\$9.2	.....	\$14.9

* Including buildings.

5 cents per acre, which makes a total tax of 25 cents per acre. This tax represents 2.7 per cent of the assessed valuation and 1.7 per cent of the farmers' valuations.

On the average, the land in this area was assessed at 62 per cent of the farmers' estimated value (table 166). The occupied farms were assessed at 56 per cent of the farmers' valuations, and the vacant farms at 70 per cent.

Contribution of the agriculture of the area

The value of the agricultural products which this area contributed for use on the farms and for sale amounted to \$4.52 per acre of cleared land (table 167). To obtain this, it was necessary to import supplies amounting to 97 cents per acre of cleared land. The difference, which represents the net contribution of the agriculture of this area, was \$3.55 per acre of cleared land.

TABLE 167. VALUE OF THE PHYSICAL CONTRIBUTION OF THE AGRICULTURE OF THE SWALE AREA, 1926*

	Total value	Value per acre of cleared land (6838 acres)
Products sold, or used on farm:		
Crops:		
Sold.....	\$ 6,238	\$0.91
Used on farm.....	1,160	0.17
Livestock:		
Sold.....	5,663	0.83
Used on farm.....	1,515	0.22
Livestock products:		
Sold.....	12,036	1.77
Used on farm.....	3,721	0.54
Machinery, increase in inventory.....	550	0.08
Total.....	\$30,883	\$4.52
Products imported:		
Livestock:		
Bought.....	\$ 922	\$0.13
Decrease in inventory.....	616	0.09
Machinery:		
Bought.....	2,268	0.34
Repairs.....	268	0.04
Feed.....	1,038	0.15
Seed.....	886	0.13
Fertilizers and lime.....	157	0.02
Other supplies.....	455	0.07
Total.....	\$6,610	\$0.97
Net contribution.....	\$24,273	\$3.55

* These figures do not include woodlot products, products sold from or used on occupied but unoperated farms, products sold from or used on farms not operated for the complete year for which records were taken, or products removed from the vacant farms by persons living outside the area.

The total number of working days on the 27 operated farms was 11,625 (table 168). More than two-thirds of this work was done by the operators, and nearly one-fourth by unpaid labor. Only 7 per cent of the labor was hired. The number of days spent on work done off the farm and in the woods was 2366. This leaves 9259 working days for the agriculture of the area, which is 1.4 days per acre of cleared land.

The net amount of \$3.55 is the pay for 1.4 days labor, interest on investment, maintenance of the farm, taxes, baling hay, breeding fees, horse-shoeing, insurance, machinery hired, threshing, use of automobile, hauling milk, use of telephone, veterinary fees, and cow tester.

TABLE 168. DETAILED LABOR RECORD ON OPERATED FARMS, SWALE AREA, 1926

	Number of persons	Number of working days	Per cent of group	Per cent of total
Operators.....	27	8,100	.....	69.7
Unpaid labor:				
Wife.....	3	300	11.1	.....
Son.....	8	1,800	66.7	.....
Other.....	2	600	22.2	.....
Total.....	.....	2,700	100.0	23.2
Hired labor:				
Year.....	1	180	21.8	.....
Month.....	1	90	10.9	.....
Day.....	.....	555	67.3	.....
Total.....	.....	825	100.0	7.1
Grand total.....	.....	11,625	.....	100.0
Outside labor.....	.....	1,035	43.7	.....
Labor in woods.....	.....	1,331	50.3	.....
Total.....	.....	2,366	100.0	20.4
Number of working days spent on agri- culture.....	.....	9,259	100.0	79.6
Grand total.....	.....	11,625	.....	100.0

SUMMER HILL AREA

Location

The Summer Hill area, comprising more than 11,000 acres, is located in southern Cayuga County, in the townships of Moravia, Locke, Summer Hill, and Sempronius. A map of the area is shown in figure 9. The nearest shipping points are Moravia and Locke, which are located about five miles from the center of the area.

Description

The area is fairly level, the greater part of it lying between 1600 and 1700 feet in elevation. The approach to this level plateau from the north, the east, or the west is rather steep. The macadam road from Locke to Cortland runs along the southern edge of the area and is at practically the same level as the area.

The soil survey of the Auburn section of Cayuga County shows the soil in this area to be practically 100 per cent Volusia loam. There is one small tract just north of Summer Hill which is labeled Miami stony loam. Dunkirk clay appears in four places, but all are insignificant. The area is dotted with small tracts of wet meadowland. This soil survey was one of the first made in New York State. If it were repeated, the general classification of Volusia loam would probably be subdivided into a number of types, making it more comparable with that shown on the soil map of Tompkins County.

There were 39 miles of public road in this area (table 169). Only 13 miles were considered good, 20 miles fair, and 3 miles poor. There were 3 miles which were not used and had become impassable for motor vehicles.

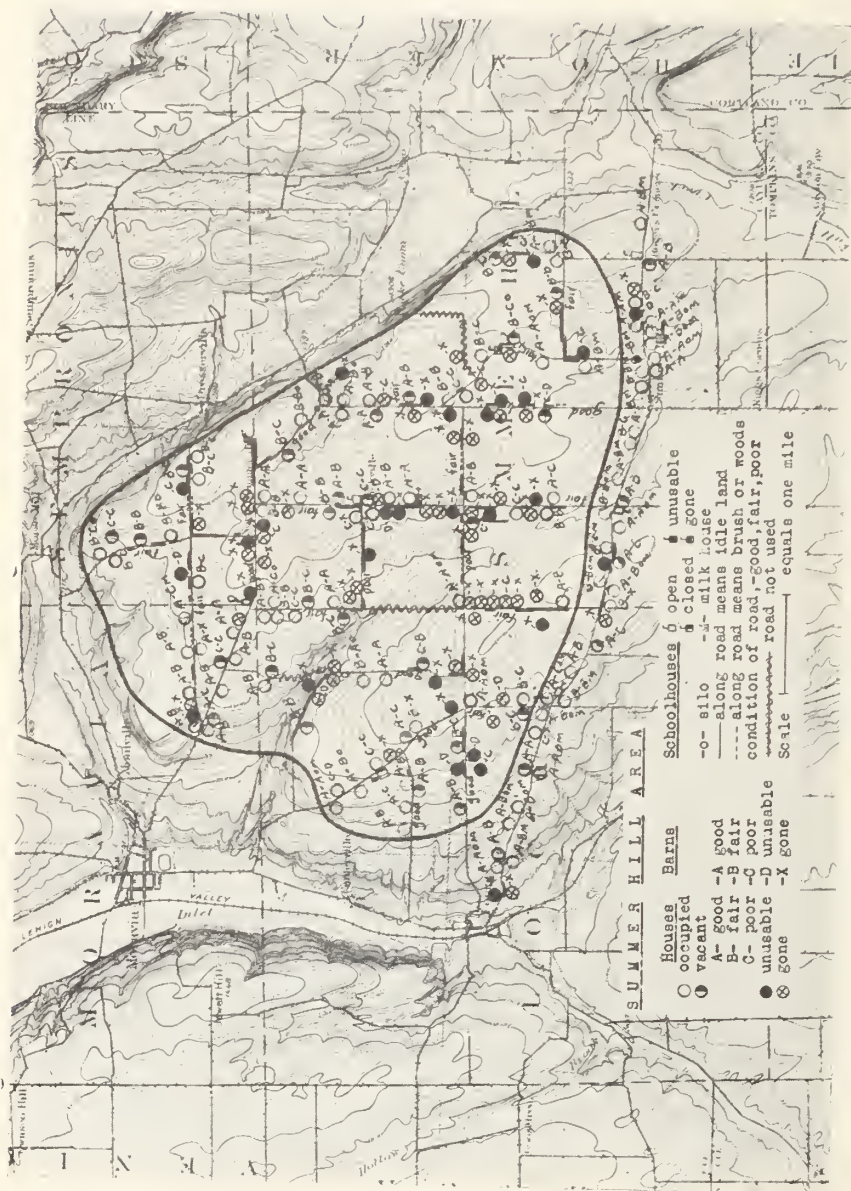


FIGURE 9. SUMMER HILL AREA AND SUMMER HILL TURNPIKE

TABLE 169. CONDITION OF ROADS IN SUMMER, SUMMER HILL AREA, 1927

Condition	Miles	Per cent
Good.....	13	33.3
Fair.....	20	51.3
Poor.....	3	7.7
Unused.....	3	7.7
Total.....	39	100.0

Livestock

There were 7 farmers who kept 10 cows or more, and 21 farmers who kept 5 cows or more. The average number of cows per farm for all farms was 4.5 (table 170). Purebred cattle were kept on 4 farms. An average of 2.6 heifers per farm were being raised. Only 2 farmers kept sheep, and the total number of ewes in the area was 13. There were 8 farmers who had brood sows. About half of the farmers raised pigs for home use. Hens were kept on practically all of the farms, the largest flock numbering 440. There were 14 farmers keeping 100 or more hens, the average number of hens per farm being 83. The total value of all livestock was \$57,004, or an average of \$1140 per farm.

TABLE 170. NUMBER AND VALUE OF LIVESTOCK ON 50 FARMS, SUMMER HILL AREA, 1927

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Dairy cows (grade).....	189	3.8	\$20,195	\$106.85	\$403.8	35.5
Dairy cows (purebred).....	35	0.7	8,725	249.28	174.5	15.3
Heifers (grade).....	110	2.2	4,540	41.27	90.8	8.0
Heifers (purebred).....	22	0.4	2,650	120.45	53.0	4.6
Calves.....	16	0.3	225	14.06	4.5	0.4
Bulls (grade).....	5	0.1	185	37.00	3.7	0.3
Bulls (purebred).....	10	0.2	1,055	105.50	21.1	1.9
Horses:						
Work horses.....	136	2.7	12,630	92.87	252.6	22.2
Colts.....	3	0.1	110	36.67	2.2	0.2
Sheep:						
Ewes.....	13	0.3	168	12.92	3.4	0.3
Bucks.....	1	.....	10	10.00	0.2	.....
Hogs:						
Brood sows.....	19	0.4	675	35.53	13.5	1.2
Boars.....	2	.....	48	24.00	1.0	0.1
Other hogs.....	34	0.7	596	17.52	11.9	1.0
Pigs.....	7	0.1	53	7.57	1.1	0.1
Poultry:						
Hens.....	4,128	82.6	4,904	1.19	98.1	8.6
Ducks.....	7	0.1	8	1.14	0.2	.....
Geese.....	18	0.4	72	4.00	1.4	0.1
Turkeys.....	1	.....	15	15.00	0.3	.....
Bees (swarms).....	5	0.1	25	5.00	0.5	.....
Goats.....	17	0.3	115	6.76	2.3	0.2
Total.....	.....	.....	\$57,004	.....	\$1,140.1	100.0

Machinery

The total investment in farm machinery was \$23,085, or \$462 per farm. There were 2 tractors and 4 trucks in the area.

The automobiles owned by the people in the area were valued at \$6800 (table 171). There were 30 cars, half of which were Fords.

TABLE 171. AUTOMOBILES,* SUMMER HILL AREA, 1927

Manufacturer's year	Make of car							Total
	Ford	Chevrolet	Maxwell	Overland	Oldsmobile	Hupmobile	Jordan	
1914.....	2	.....	.....	.....	.....	.....	.....	2
1918.....	.....	.....	1	.....	.....	.....	.....	1
1919.....	1	.....	1	.....	.....	.....	.....	2
1920.....	1	.....	1	1	.....	.....	.....	2
1921.....	2	.....	.....	.....	.....	.....	.....	2
1922.....	4	.....	.....	.....	.....	1	.....	5
1923.....	4	.....	1	.....	1	.....	.....	6
1924.....	.....	1	.....	1	.....	.....	1	3
1925.....	1	3	.....	.....	.....	.....	.....	4
1926.....	1	1	.....	.....	.....	.....	.....	2
1927.....	.....	1	.....	.....	.....	.....	.....	1
Total number.....	16	6	3	2	1	1	1	30
Total value.....	\$1,945	\$2,205	\$1,000	\$350	\$500	\$200	\$600	\$6,800
Average value.....	\$122	\$368	\$333	\$175	\$500	\$200	\$600	\$227

* Not included in farm machinery.

Real estate

The value of land and buildings on the occupied farms was \$177,350, or \$3547 per occupied farm. This makes an average total capital per occupied farm of \$5149, of which 69 per cent was in real estate, 22 per cent was in livestock, and 9 per cent was in machinery.

The farmers' estimates of the value of the land and buildings in the entire area totaled \$261,300, or an average of \$23.40 per acre. There were nearly 2000 acres with a value of \$10 or less per acre, and about 3500 acres with an average value of \$10 (table 172).

The prices which the present owners paid for their farms averaged \$24.20 per acre (table 173). The majority of the farms had sold for more than \$20 per acre. Less than half of the total purchase price of the 37 farms was paid in cash. In 1927 the estimated average value of the occupied farms was \$28.10 per acre.

Condition of buildings

On nearly half of the 154 farmsteads the houses were gone or were not usable, and on about the same number the barns were gone or were not usable (table 174). About one-sixth of the usable houses, and nearly one-half of the usable barns, were considered poor.

There were 44 farmsteads having both a fairly good house and a fairly good barn. Nearly half of the farmsteads had both a usable house and a usable barn, about 10 per cent had one or the other gone or not usable, and two-fifths had both house and barn gone or not usable (table 175).

This area was very thickly settled. Many buildings had been erected on small lots which later became parts of larger farms. These buildings have been allowed to decay and a number have been removed. This condition accounts for the high proportion of farmsteads with both house and barn gone or not usable.

Nearly three-fifths of the vacant farms had both a usable house and a usable barn, while about one-fourth had no buildings that were usable (table 176).

TABLE 172. ESTIMATES OF LAND VALUES, * AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, SUMMER HILL AREA, 1927

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
192.....	\$ 4	\$ 800	\$ 4.2	192
160.....	5	800	4.5	352
18.....	6	100	4.6	370
70.....	7	500	5.0	440
1,049.....	8	8,450	7.2	1,489
88.....	9	800	7.3	1,577
237.....	10	2,300	7.6	1,814
100.....	11	1,100	7.8	1,914
502.....	12	5,850	8.6	2,416
318.....	13	4,100	9.1	2,734
424.....	14	5,900	9.7	3,158
622.....	15	9,250	10.6	3,780
125.....	16	2,000	10.7	3,905
442.....	17	7,600	11.4	4,347
249.....	18	4,450	11.7	4,596
924.....	19	17,500	13.0	5,520
55.....	20	1,100	13.0	5,575
120.....	21	2,500	13.2	5,695
794.....	23	18,300	14.2	6,489
249.....	24	6,000	14.8	6,738
151.....	25	3,800	15.0	6,889
350.....	26	9,000	15.5	7,239
399.....	27	10,700	16.1	7,638
325.....	28	9,100	16.6	7,963
337.....	30	10,100	17.1	8,300
402.....	31	12,500	17.8	8,702
61.....	33	2,000	17.9	8,763
130.....	35	4,500	18.1	8,893
33.....	36	1,200	18.2	8,926
339.....	37	12,500	18.9	9,265
120.....	38	4,500	19.1	9,385
175.....	40	7,000	19.5	9,560
170.....	41	7,000	19.9	9,730
297.....	42	12,500	20.5	10,027
291.....	43	12,500	21.2	10,318
195.....	44	8,600	21.6	10,513
90.....	47	4,200	21.8	10,603
231.....	48	11,000	22.3	10,834
167.....	54	9,000	22.8	11,001
70.....	57	4,000	23.0	11,071
82.....	61	5,000	23.3	11,153
15.....	80	1,200	23.4	11,168

* Including buildings.

TABLE 173. PURCHASE PRICES PAID BY 37 OF THE PRESENT OWNERS OF FARMS, SUMMER HILL AREA

Purchase price per acre	Number of farms	Total acres	Average acres per farm	Total purchase price	Average price per acre	Original indebtedness	
						Total	Per cent of purchase price
Less than \$10.....	2	549	274.5	\$ 4,500	\$ 8.2	\$ 3,500	77.8
\$10 to \$14.....	3	290	96.7	3,925	13.5	1,125	28.7
\$15 to \$19.....	6	911	151.8	15,000	16.5	6,400	42.7
\$20 to \$24.....	6	771	128.5	16,900	21.9	9,900	58.6
\$25 and more.....	20	2,016	100.8	69,550	34.5	39,150	56.3
Total.....	37	4,537	.....	\$109,875	.....	\$60,075	.....
Average.....	.....	.....	122.6	.....	\$24.2	.....	54.7

TABLE 174. CONDITION OF BUILDINGS ON ALL FARMS,* SUMMER HILL AREA, 1927

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	42	27.3	12	7.8
Fair.....	28	18.2	34	22.1
Poor.....	13	8.4	39	25.3
Not usable.....	27	17.5	11	7.1
Gone.....	44	28.6	58	37.7
Total.....	154	100.0	154	100.0

* Based on a tally of all building sites.

TABLE 175. COMBINATIONS OF BUILDINGS ON ALL FARMS,* SUMMER HILL AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	11	7.1
Good.....	Fair.....	23	14.8
Fair.....	Fair.....	1	0.6
Fair.....	Good.....	9	5.8
Good.....	Poor.....	6	3.9
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	17	10.9
Poor.....	Fair.....	2	1.3
Poor.....	Poor.....	7	4.5
Total having both house and barn usable.....		76	49.3
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	2	1.3
Fair.....	Not usable.....	0	0.0
Fair.....	Gone.....	1	0.6
Poor.....	Not usable.....	2	1.3
Poor.....	Gone.....	2	1.3
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	0	0.0
Not usable.....	Poor.....	5	3.3
Gone.....	Poor.....	4	2.6
Total having either house or barn gone or not usable.....		16	10.4
Not usable.....	Not usable.....	4	2.6
Not usable.....	Gone.....	18	11.7
Gone.....	Not usable.....	5	3.3
Gone.....	Gone.....	35	22.7
Total having both house and barn gone or not usable.....		62	40.3
Grand total.....		154	100.0

* Based on a tally of all building sites.

TABLE 176. BUILDINGS ON VACANT FARMS,* SUMMER HILL AREA, 1927

Farmsteads having	Number	Per cent
House usable and barn usable.....	25	56.9
House usable and barn not usable.....	1	2.3
House usable and barn gone.....	3	6.8
House not usable and barn usable.....	2	4.5
House not usable and barn not usable.....	2	4.5
House not usable and barn gone.....	4	9.1
House gone and barn usable.....	1	2.3
House gone and barn not usable.....	0	0.0
House gone and barn gone.....	6	13.6
Total.....	44	100.0

* Based on survey records.

The people

At the time when this survey was made (June, 1927), 182 persons were living in the entire area of more than 11,000 acres (table 177).

TABLE 177. NUMBER OF PERSONS LIVING ON FARMS, SUMMER HILL AREA, 1927

	Number	Per cent
Men.....	57	31.4
Women.....	51	28.0
Boys.....	37	20.3
Girls.....	37	20.3
Total.....	182	100.0

There were 4 boys in the area 20 years old or over (table 178). The average age of all children was 8.7. The number living at home, per family having children, was 3.2 (table 179). There were no children living at home on 27 of the 50 occupied farms.

TABLE 178. NUMBER AND AGES OF CHILDREN LIVING AT HOME, SUMMER HILL AREA, 1927

Age	Boys	Girls	Total
Under 10 years.....	21	20	41
10 to 14 years.....	6	14	20
15 to 19 years.....	6	3	9
20 years and over.....	4	0	4
Total number.....	37	37	74
Average age (years).....	9.2	8.3	8.7

TABLE 179. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, SUMMER HILL AREA, 1927

Number of children in the family	Number of families	Total number of children
1.....	5	5
2.....	6	12
3.....	4	12
4.....	2	8
5.....	4	20
6.....	1	6
7.....	1	7
8.....	1	8
9.....	1	9
Total.....	23	74
Average per family.....	.....	3.2

There were 12 occupants⁸ of the area under the age of 40, and 18 who were 60 years old or over (table 180). The average age of all occupants was 53.1 years.

Only 5 out of a total of 50 occupants were born within the area; 7 were born in other States, and 5 in other countries (table 181).

⁸ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 180. AGES OF 50 OCCUPANTS, SUMMER HILL AREA, 1927

Age	Number of occupants	Average age
Under 40 years.....	12	(Years) 32.9
40 years to 59 years.....	20	50.6
60 years and over.....	18	69.4
Total number.....	50	.....
Average age (years).....	.....	53.1

TABLE 181. BIRTHPLACES OF 50 OCCUPANTS AND THEIR PARENTS, SUMMER HILL AREA, 1927

Birthplace	Occupants	Fathers	Mothers
Within Summer Hill area.....	5	1	0
Elsewhere in Locke, Moravia, Sempronius, or Summer Hill Township.....	14	5	7
Other townships in Cayuga County.....	7	4	4
Other counties in New York.....	12	17	16
Other States.....	7	8	8
Other countries.....	5	6	6
	50	41	41

TABLE 182. PREVIOUS LOCATIONS OF 44 OCCUPANTS, SUMMER HILL AREA

Previous location	Occupants
No location other than present one.....	5
Other farms in Summer Hill area.....	5
Other parts of Locke, Moravia, Sempronius, or Summer Hill Township.....	16
Other townships in Cayuga County.....	6
Other counties in New York.....	8
Other States.....	4

TABLE 183. PREVIOUS EMPLOYMENTS OF 39 OCCUPANTS, SUMMER HILL AREA

Previous employment	Occupants	Previous employment	Occupants
No employment other than farming...	28	Actor.....	1
Machinist.....	1	Factory laborer.....	2
Draftsman.....	1	Day laborer.....	2
Carpenter.....	2	Army.....	1
Sailor.....	1		

TABLE 184. YEARS OF CONTINUOUS RESIDENCE OF 50 OCCUPANTS, SUMMER HILL AREA, 1927

Years	Number of occupants	Average years of residence
Less than 5.....	16	1.4
5 to 9.....	6	7.2
10 to 19.....	10	14.2
20 to 29.....	9	22.4
30 and more.....	9	40.0
Total number.....	50	.....
Average years of residence.....	.....	15.4

Most of the occupants were formerly located in or near the area (table 182). There were 8 who came from other counties in New York, and 4 who came from outside the State. The majority of the occupants had been farmers (table 183).

Only 9 of the occupants had been in the area for thirty years or more, while 16 had been there for less than five years (table 184). The average term of residence for all occupants was 15.4 years.

Absentee owners

Most of the owners of the vacant farms were located near the area. However, there were 11 living in other counties of the State, and 4 outside the State (table 185). Half of them were farming (table 186).

TABLE 185. LOCATIONS OF 46 OWNERS OF VACANT FARMS AND PARCELS, SUMMER HILL AREA, 1927

Location	Owners
Within Summer Hill area.....	1
Other parts of Moravia, Sempronius, Summer Hill, or Locke Township.....	25
Other townships in Cayuga County.....	5
Other counties in New York.....	11
Other States.....	4

TABLE 186. OCCUPATIONS OF 46 OWNERS OF VACANT FARMS AND PARCELS, SUMMER HILL AREA, 1927

Occupation	Owners	Occupation	Owners
Farmer.....	23	Sawmill operator.....	1
Retired.....	5	Seedsman.....	1
Contractor.....	2	Blacksmith.....	1
Lawyer.....	2	Mail carrier.....	1
Storekeeper.....	2	Lumberman.....	1
Doctor.....	2	Painter.....	1
Banker.....	1	Road supervisor.....	1
Truckman.....	1	Day laborer.....	1

Only 18 of the owners of the vacant farms had ever lived on them. The average length of residence of these 18 was 15.4 years, and it had been about eight years, on the average, since they left (table 187).

TABLE 187. NUMBER OF YEARS SINCE THE OWNERS* OF THE VACANT FARMS LEFT, SUMMER HILL AREA

Approximate number of years since leaving	Number of farms vacated each year
0.....	3
2.....	5
3.....	1
4.....	1
7.....	1
10.....	1
12.....	2
20.....	3
30.....	1
Total.....	18

* These are the 18 owners who had at one time lived on these farms.

Utilization of the land

Records were obtained on 50 occupied farms, 44 vacant farms, and 20 parcels and woodlots, comprising a total of 11,168 acres (table 188).

TABLE 188. CLASSIFICATION OF PROPERTY, SUMMER HILL AREA, 1926

	Number of farms	Total acres	Average acres per farm
Occupied farms.....	50	6,319	126.4
Vacant farms.....	44	4,479	101.8
Parcels and woodlots.....	20	370	18.5
Total.....	114	11,168	.....

Approximately 14 per cent of this area was in woods, 21 per cent was in hay, 12 per cent was in other crops, 19 per cent was in pasture, and 29 per cent was in idle land (table 189).

TABLE 189. UTILIZATION OF THE LAND, SUMMER HILL AREA, 1926

	Occupied farms		Vacant farms		Parcels		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	1,729	27.5	575	12.8	25	6.8	2,336	20.9
Other crops.....	954.25	15.1	340	7.6	.....	.....	1,287.25	11.5
Open pasture.....	1,569.75	24.8	549	12.3	.....	.....	2,118.75	19.0
Idle land.....	900.25	14.2	2,316	51.7	58	15.7	3,274.25	29.4
Woods not pastured.....	457.5	7.2	478	10.7	287	77.5	1,583.5	14.1
Woods pastured.....	361	5.7						
Farmstead.....	347.25	5.5	221	4.9	.....	.....	568.25	5.1
Total.....	6,319	100.0	4,479	100.0	370	100.0	11,168	100.0

About one-third of the cleared land in the area was idle. On the vacant farms the idle land represented about three-fifths of the cleared area available for crops and pasture, as compared with about one-fifth for the occupied farms.

Hay constituted about 64 per cent of the crop acreage, oats, barley, and mixtures of these grains 14 per cent, buckwheat 12 per cent, and potatoes 3 per cent (table 190). The important crops on the vacant farms were hay and buckwheat.

The yields in this area were better than in the other areas studied, but were below the state average (table 191). The yields of the four principal crops, hay, buckwheat, oats, and potatoes, averaged 85.8 per cent of the New York State yields for the same crops. When these yields were weighted by the acreage grown, this average was 78.2 per cent of the state average.

About one-fourth of the total area of crops was grown on the vacant farms. In 1926 hay was cut on 22 farms, a few crops were put in on 18 farms, and some stock was pastured on 15 farms (table 192). Abandonment began in this area about thirty-five years ago, but has been very slow until recently. About two-thirds of the farms that were vacant in 1927 had been vacated since 1920. There were 9 farms vacated in 1926. On the average, the vacant farms had been unoccupied for 7.1 years.

TABLE 190. ACREAGES OF THE DIFFERENT CROPS GROWN, SUMMER HILL AREA, 1926

Crop	Occupied farms	Vacant farms	Parcels	Total area	Per cent
	(Acres)	(Acres)	(Acres)	(Acres)	
Corn for grain.....	19.5	15	.....	34.5	1.0
Corn for silage.....	58	.....	.....	58	1.6
Corn for fodder.....	58.5	.....	.....	58.5	1.6
Potatoes.....	87.5	14	.....	101.5	2.8
Field beans.....	7	35	.....	42	1.2
Cabbage.....	15.5	1.5	.....	17	0.5
Buckwheat.....	249.25	202.5	.....	451.75	12.5
Oats and barley.....	274	6	.....	280	7.7
Oats.....	123	61	.....	184	5.1
Barley.....	43.5	5	.....	48.5	1.3
Hay.....	1,729	575	25	2,329	64.2
Sweet corn.....	0.5	.....	.....	0.5	.....
Wheat.....	7	.....	.....	7	0.2
Millet.....	3.5	.....	.....	3.5	0.1
Turnips.....	0.5	.....	.....	0.5	.....
Grass seed.....	7	.....	.....	7	0.2
Total.....	2,683.25	915	25	3,623.25	100.0

TABLE 191. YIELDS OF THE PRINCIPAL CROPS, SUMMER HILL AREA, 1926

Crop	Number of farms	Number of acres	Average yield per acre	
			Summer Hill	New York State
Corn for silage.....	6	45	8.9 tons	.....
Potatoes.....	42	86	104.1 bu.	117 bu.
Cabbage.....	8	13.5	6 tons	.....
Buckwheat.....	17	120.25	15.1 bu.	18.9 bu.
Oats and barley.....	18	228	33.8 bu.	.....
Oats.....	13	107	33.5 bu.	34 bu.
Barley.....	5	30.5	27.5 bu.	28.3 bu.
Hay.....	48	1,737	1 ton	1.32 tons

TABLE 192. STAGES IN THE ABANDONMENT OF VACANT FARMS, SUMMER HILL AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1926.....	0	9	15	18	* 22
1925.....	1	4	6	8	9
1924.....	2	6	6	5	6
1923.....	3	5	2	1	1
1922.....	4	0	1	1	2
1921.....	5	2	2	4	0
1920.....	6	1	1	1	1
1919.....	7	1	1	1	0
1918.....	8	0	1	1	0
	10	1	0	0	1
	12	2	1	1	1
	15	2	0	0	0
	20	2	2	1	1
	25	2	0	0	0
	30	1	0	0	0
	35	1	0	0	0
Total number of farms.....		39	38	42	44
Average number of years since operation was discontinued.....		7.1	2.9	2.3	1.9

The pastures were better in this area than in the others. On the vacant farms there were 29 lots fenced, making available for pasture about 851 acres. The estimated feeding capacity was 2.8 acres to 1 cow. Around 12 of these lots the fences were considered good, around 10 they were fair, and around 7 they were poor.

On the occupied farms there were 42 lots fenced, making 1686 acres available for pasture. The estimated feeding capacity was 2.6 acres to 1 cow. Around 21 of these lots the fences were good, around 17 they were fair, and around 4 they were poor.

Farm operations

There were 50 occupied farms in the area, but three men were not operating their farms and five had not been in the area for a complete year. Consequently, this discussion of farm operations is based on records obtained from 42 farms.

The total receipts on the 42 farms were \$68,534, or \$1632 per farm (table 193). About 39 per cent of the receipts came from livestock products, consisting mostly of milk and eggs. Livestock sold brought 20 per cent of the total income, and crops sold brought 18 per cent. About half of the crop receipts were from potatoes, and one-third were from hay. Increase in capital on 22 farms accounted for 9 per cent of the total receipts. Only 7 per cent of the receipts came from work done off the farm, and another 7 per cent came from miscellaneous sources.

In addition to the cash receipts, these 42 farms contributed, toward the farmers' living, farm products valued at \$13,317, or \$317 per farm (table 194). Wood was the most important item, while milk, butter, eggs, potatoes, and pork were the important food products.

The total farm expense was \$52,238, or \$1244 per farm (table 195). About three-fourths of this was operating expense, 16 per cent was decrease in inventory, and 8 per cent was livestock purchased.

Unpaid labor made up one-fourth of the operating expense, and feed purchased made up one-fourth. Hired labor represented 10 per cent, taxes 8 per cent, and building repairs 6 per cent. No other item amounted to more than 4 per cent of the total.

There was an increase in inventory on 22 farms, and a decrease on 20 farms. The net decrease of \$2104 was due principally to a decrease in the value of machinery. There was not much change in real estate or in livestock (table 196).

When all of the farm expenses are deducted from the total receipts, an average of \$388 per farm is left to pay for the use of the capital and for the operator's labor (table 197). The average capital per farm was \$5284. Deducting interest on this amount at 5 per cent leaves these farmers an average of \$124 each as pay for their year's labor, in addition to having a house to live in and products from the farm to use.

The actual indebtedness on these farms was \$34,350, which means that only \$41 of the \$264 interest charge had to be paid in cash. The charges for unpaid labor and for decrease in inventory were likewise expenses not paid for in cash. Consequently, the average amount of cash per family available for living expenses and for saving was \$648. The average estimated cash expense per family for food was \$235, and for clothing \$108. This left \$305 per farm available for other things.

TABLE 193. DETAILED RECEIPTS ON 42 FARMS, SUMMER HILL AREA, 1926

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	26	5,131 bu.	\$ 1.28	\$6,614	\$157.4	52.9	.....
Beans.....	2	11.5 bu.	4.00	46	1.1	0.4	.....
Cabbage.....	7	64 tons	15.00	958	22.8	7.7	.....
Buckwheat.....	3	321 bu.	0.82	263	6.3	2.1	.....
Oats.....	1	50 bu.	0.50	25	0.6	0.2	.....
Barley.....	1	40 bu.	0.62	25	0.6	0.2	.....
Oats and barley.....	1	200 bu.	0.80	160	3.8	1.3	.....
Hay.....	19	320.5 tons	12.78	4,100	97.6	32.9	.....
Straw.....	1	10 tons	10.00	100	2.4	0.8	.....
Turnips.....	1	250 bu.	0.60	150	3.6	1.2	.....
Wheat.....	1	16 bu.	2.50	40	1.0	0.3	.....
Total.....	.....	.....	.....	\$12,481	\$297.2	100.0	18.2
Livestock:							
Cows (grade).....	19	65	\$ 69.42	\$4,512	\$107.4	32.8	.....
Cows (purebred).....	1	4	100.00	400	9.5	2.9	.....
Heifers (grade).....	7	33	55.61	1,835	43.7	13.3	.....
Heifers (purebred).....	1	5	9.60	48	1.1	0.3	.....
Veal calves.....	27	147	16.64	2,447	58.3	17.7	.....
Bob veal.....	4	14	1.93	27	0.6	0.2	.....
Bulls (grade).....	2	3	31.07	95	2.3	0.7	.....
Bulls (purebred).....	6	6	68.33	410	9.8	3.0	.....
Horses.....	7	11	62.27	685	16.3	5.0	.....
Lambs.....	1	2	12.00	24	0.6	0.2	.....
Goats.....	1	1	15.00	15	0.4	0.1	.....
Brood sows.....	1	3	63.33	190	4.5	1.4	.....
Boars.....	1	1	18.00	18	0.4	0.1	.....
Other hogs.....	6	42	25.98	1,091	26.0	7.9	.....
Pigs.....	5	58	5.05	293	7.0	2.1	.....
Hens.....	21	1,501	1.04	1,566	37.3	11.4	.....
Broilers.....	1	75	0.60	45	1.1	0.3	.....
Ducks.....	2	60	0.73	44	1.0	0.3	.....
Geese.....	1	6	5.00	30	0.7	0.2	.....
Turkeys.....	1	1	20.00	20	0.5	0.1	.....
Total.....	.....	.....	.....	\$13,795	\$328.5	100.0	20.1
Livestock products:							
Milk.....	9	3,997 cwt.	\$2.68	\$10,713	\$255.1	40.4	.....
Cream.....	8	.....	.....	2,927	69.7	11.0	.....
Butter.....	17	11,197 lbs.	0.47	5,263	125.3	19.8	.....
Wool.....	1	100 lbs.	0.34	34	0.8	0.1	.....
Eggs.....	35	22,339 doz.	0.33	7,477	178.0	28.2	.....
Day-old chicks.....	1	1,000	0.12	120	2.9	0.5	.....
Breeding fees.....	1	.....	.....	2	.....	.....	.....
Total.....	.....	.....	.....	\$26,536	\$631.8	100.0	38.8
Outside labor:							
Man work.....	9	593 days	\$3.33	\$1,974	\$47.0	40.0	.....
Team work.....	7	325 days	6.75	2,197	52.3	44.6	.....
Trucking.....	1	180 days	4.00	720	17.1	14.6	.....
Machine work.....	1	.....	.....	40	1.0	0.8	.....
Total.....	.....	.....	.....	\$4,931	\$117.4	100.0	7.2
Miscellaneous:							
Cordwood.....	5	147 cords	\$4.44	\$ 653	\$15.5	13.8	.....
Stock pastured.....	3	.....	.....	52	1.2	1.1	.....
Dealers' commissions.....	1	.....	.....	300	7.1	6.3	.....
Maple sirup.....	4	455 gals.	2.00	910	21.7	19.2	.....
Sale of machinery.....	1	.....	.....	1,900	45.3	40.2	.....
Wintering stock.....	1	.....	.....	870	20.7	18.4	.....
Other.....	4	.....	.....	45	1.1	1.0	.....
Total.....	.....	.....	.....	\$4,730	\$112.6	100.0	6.9
Increase in capital.....	22	.....	.....	\$6,061	\$144.3	.....	8.8
Grand total.....	.....	.....	.....	\$68,534	\$1,631.8	100.0	100.0

TABLE 194. AMOUNT AND VALUE OF FARM PRODUCTS USED ON 42 FARMS, SUMMER HILL AREA, 1926

Commodity	Quantity used	Average sale price	Total value	Value per farm
Milk.....	742 cwt.	\$2.68	\$1,989	\$47
Butter.....	4,130 lbs.	0.47	1,941	46
Eggs.....	7,376 doz.	0.33	2,434	59
Poultry.....	425	1.04	442	11
Potatoes.....	1,277 bu.	1.28	1,635	39
Beans.....	1.5 bu.	4.00	6	.....
Apples.....	346 bu.	0.75	260	6
Pork.....	7,963 lbs.	0.16	1,237	29
Beef.....	1,850 lbs.	0.09	163	4
Total.....			\$10,107	\$241
Firewood.....	1,100 cords	\$2.92	3,210	76
Grand total.....			\$13,317	\$317

Taxation

The assessed valuation of this area was \$205,665, or \$19.04 per acre (table 198). The town, county, and state tax per acre averaged 46 cents and the school tax per acre 16 cents, making a total tax of 62 cents per acre. This tax represents 3.2 per cent of the assessed valuation and 2.6 per cent of the farmers' valuations.

On the average, the land in this area was assessed at 79 per cent of the farmers' estimated value (table 199). The occupied farms were assessed at 67 per cent of the farmers' estimates, while the vacant farms were assessed at more than their estimated value.

Contribution of the agriculture of the area

The value of the agricultural products which this area contributed for use on the farm and for sale amounted to \$6.99 per acre of cleared land (table 200). To obtain this, it was necessary to import supplies amounting to \$2.41 per acre of cleared land. The difference, which represents the net contribution of the agriculture of this area, was \$4.58 per acre of cleared land.

About 12 per cent of the labor on the farms in this area was hired, 21 per cent was unpaid labor, and 67 per cent was done by the operators (table 201). The total number of working days on the 42 operated farms was 18,728. The total number of days spent on work done off the farm and in the woods was 1894. This leaves 16,834 working days for the agriculture of the area, which is 1.9 days per acre of cleared land.

The net amount of \$4.58 is the pay for 1.9 days labor, interest on investment, maintenance of the farm, taxes, baling hay, breeding fees, grinding feed, horseshoeing, insurance, machinery hired, filling silo, threshing, use of automobile, hauling milk, registration fees, use of telephone, and veterinary fees.

TABLE 195. DETAILED FARM EXPENSES ON 42 FARMS, SUMMER HILL AREA, 1926

	Number of farms having expense	Num- ber of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Year help.....	3	.....	\$1,180	\$ 28.1	2.9	.....
Month help.....	4	.....	825	19.6	2.1	.....
Day help.....	22	.....	1,820	43.3	4.5	.....
Board of hired labor.....	22	.....	805	19.2	2.0	.....
Unpaid labor (including board).....	26	.....	9,773	232.7	24.6	.....
Baling hay.....	2	.....	56	1.3	0.1	.....
Egg cases.....	6	.....	68	1.6	0.2	.....
Breeding fees.....	5	.....	12	0.3	.....	.....
New buildings.....	3	.....	129	3.1	0.3	.....
Building repairs.....	21	.....	2,337	53.3	5.6	.....
Cash rent for crop land.....	2	.....	250	6.0	0.6	.....
Cash rent for pasture.....	5	.....	120	2.9	0.3	.....
Hay.....	4	.....	130	3.1	0.3	.....
Feed.....	38	.....	9,728	231.6	24.5	.....
Grinding feed.....	15	.....	100	4.5	0.5	.....
Fence repairs.....	14	.....	181	4.3	0.5	.....
Fertilizer.....	32	.....	1,574	37.5	3.9	.....
Lime.....	3	.....	120	2.9	0.3	.....
Horseshoeing.....	38	.....	840	20.0	2.1	.....
Insurance.....	39	.....	655	15.6	1.6	.....
Sawing wood or lumber.....	6	.....	51	1.2	0.1	.....
Machinery bought.....	13	.....	1,330	31.7	3.3	.....
Machinery repairs.....	20	.....	370	8.8	0.9	.....
Machinery hired.....	5	.....	55	1.3	0.1	.....
Filling silo.....	2	.....	49	1.2	0.1	.....
Threshing.....	27	.....	578	13.8	1.4	.....
Oil, gasoline, and truck.....	22	.....	537	12.8	1.3	.....
Twine.....	21	.....	133	3.2	0.3	.....
Automobile expense.....	18	.....	1,035	24.6	2.6	.....
Hauling milk.....	3	.....	142	3.4	0.4	.....
Dairy supplies.....	2	.....	8	0.2	.....	.....
Registration fees.....	1	.....	9	0.2	.....	.....
Grass seed.....	26	.....	1,160	27.6	2.9	.....
Other seeds.....	25	.....	380	9.0	0.9	.....
Spray materials.....	1	.....	5	0.1	.....	.....
Telephone.....	13	.....	171	4.1	0.4	.....
Taxes.....	42	.....	3,259	77.6	8.1	.....
Veterinary fees.....	8	.....	73	1.7	0.2	.....
Miscellaneous.....	3	.....	26	0.6	0.1	.....
Total.....	.....	.....	\$40,064	\$953.9	100.0	76.7
Livestock purchased:						
Cows.....	5	16	\$1,365	\$32.4	34.1	.....
Heifers.....	3	11	515	12.3	12.8	.....
Calves.....	11	84	385	9.2	9.6	.....
Bulls.....	2	2	24	0.6	0.6	.....
Horses.....	11	14	1,095	26.1	27.4	.....
Goats.....	1	1	12	0.3	0.3	.....
Pigs.....	16	35	200	4.8	5.0	.....
Chickens.....	6	1,054	406	9.7	10.1	.....
Ducks.....	1	3	2	.....	.....	.....
Geese.....	1	2	5	0.1	0.1	.....
Total.....	.....	.....	\$4,009	\$95.5	100.0	7.7
Decrease in capital.....	20	.....	\$8,165	\$194.4	.....	15.6
Grand total.....	.....	.....	\$52,238	\$1,243.8	.....	100.0

TABLE 196. CHANGES IN INVENTORY DURING THE YEAR, SUMMER HILL AREA, 1926

	Number of livestock			
	At beginning of year	At end of year	Increase	Decrease
Cattle:				
Cows (grade).....	191	166	.....	25
Cows (purebred).....	35	35	.....	.....
Heifers (grade).....	87	100	13	.....
Heifers (purebred).....	13	22	9	.....
Calves.....	5	14	9	.....
Bulls (grade).....	0	5	.....	1
Bulls (purebred).....	9	9	.....	.....
Horses and mules:				
Work horses.....	120	117	.....	3
Colts.....	2	3	1	.....
Mules.....	2	0	.....	2
Sheep:				
Ewes.....	11	13	2	.....
Bucks.....	1	1	.....	.....
Hogs:				
Brood sows.....	12	11	.....	1
Boars.....	2	1	.....	1
Other hogs.....	0	33	24	.....
Pigs.....	29	7	.....	22
Poultry:				
Hens.....	3,568	3,603	35	.....
Ducks.....	10	7	.....	3
Geese.....	21	15	.....	6
Turkeys.....	2	1	.....	1
Bees (swarms).....	4	5	1	.....
Goats.....	0	17	17	.....
Value of livestock.....	\$51,347	\$51,538	\$191	.....
Value of machinery.....	\$23,870	\$21,675	.....	\$2,195
Value of real estate.....	\$147,750	\$147,650	.....	\$100

TABLE 197. LABOR INCOMES ON 42 FARMS, SUMMER HILL AREA, 1926

	Total	Average per farm
Receipts:		
Increase in livestock.....	\$ 191	\$ 5
Crops.....	12,481	297
Livestock sold.....	13,795	328
Livestock products.....	26,536	632
Miscellaneous.....	9,661	230
	\$62,664	\$1,492
Expenses:		
Decrease in machinery.....	\$ 2,195	\$ 52
Decrease in real estate.....	100	2
Livestock purchased.....	4,009	95
Operating expense.....	40,064	955
	46,368	1,104
Income from capital and operator's labor.....	\$16,296	\$388
Capital:		
Real estate.....	\$147,700	\$3,517
Machinery.....	22,772	542
Livestock.....	51,443	1,225
	\$221,915	\$5,284
Interest on average capital at 5 per cent.....	11,097	264
Labor income.....	\$5,199	\$124

TABLE 198. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, SUMMER HILL AREA, 1926

	Number of acres	Assessed valuation		Tax rate per \$1000 valuation	Taxes*	
		Total	Per acre		Total	Per acre
Town, county, and state tax:						
Locke.....	3,417	\$63,960	\$18.72	\$19.14	\$1,224	\$0.36
Moravia.....	923	23,300	25.24	31.04	723	0.78
Sempronius.....	1,488	23,190	15.58	21.46	498	0.33
Summer Hill.....	4,962	95,105	19.17	26.36	2,510	0.50
State land.....	11	110	10.00			
Total.....	10,801	\$205,665	.....	.....	\$4,955	.....
Average.....	.....	.....	\$19.04	.....	.....	\$0.46
School tax:						
Locke:						
District 2.....	1,205	\$25,500	\$19.69	\$ 7.00	\$178	\$0.14
District 4.....	80	2,000	25.00	14.00	28	0.35
District 5.....	661	13,900	21.02	7.00	97	0.15
District 6.....	1,844	29,110	15.78	7.00	204	0.11
Summer Hill:						
District 1.....	1,410	28,570	20.26	11.00	314	0.22
District 2.....	759	17,850	23.52	8.00	143	0.19
District 3.....	341	6,935	17.70	13.00	78	0.23
District 7.....	350	7,600	21.71	11.00	84	0.24
District 8.....	1,180	19,750	16.74	5.00	99	0.08
Moravia, District 5.....	458	9,010	19.67	10.00	90	0.20
Sempronius:						
District 3.....	419	7,050	16.83	7.00	49	0.12
District 6.....	1,993	39,180	19.66	9.00	353	0.18
State land.....	11	110	10.00	7.00	1	0.09
Total.....	10,801	\$205,665	.....	.....	\$1,718	.....
Average.....	.....	.....	\$19.04	.....	.....	\$0.16
Grand total.....	.....	.....	.....	.....	\$6,673	\$0.62

* Not including cost of collection.

TABLE 199. COMPARISON OF LAND VALUES* ON OCCUPIED AND ON VACANT FARMS, SUMMER HILL AREA, 1927

	Number	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms.....	50	6,319	\$118,935	\$18.8	\$177,350	\$28.1
Vacant farms:						
Both buildings usable.....	25	2,714	\$56,550	\$20.8	\$58,200	\$21.4
Only the house usable.....	4	320	4,330	13.5	8,300	25.9
Only the barn usable.....	3	387	5,600	14.5	5,400	14.0
Both buildings unusable.....	6	492	7,020	14.3	4,400	8.9
No buildings.....	6	566	8,030	14.2	4,075	7.2
Total.....	44	4,479	\$81,530	.....	\$80,375	.....
Average.....	.....	.....	.....	\$18.2	.....	\$17.9
Parcels.....	20	370	\$5,200	\$14.1	\$3,575	\$9.7
Grand total.....	114	11,168	\$205,665	.....	\$261,300	.....
Average.....	.....	.....	.....	\$18.4	.....	\$23.4

* Including buildings.

TABLE 200. VALUE OF THE PHYSICAL CONTRIBUTION OF THE AGRICULTURE OF THE SUMMER HILL AREA, 1926*

	Total value	Value per acre of cleared land (9016 acres)
Products sold, or used on farm:		
Crops:		
Sold.....	\$12,481	\$1.38
Used on farm.....	1,901	0.21
Livestock:		
Sold.....	13,795	1.53
Used on farm.....	1,842	0.20
Increase in inventory.....	191	0.02
Livestock products:		
Sold.....	26,536	2.94
Used on farm.....	6,364	0.71
Total.....	\$63,110	\$6.99
Products imported:		
Livestock bought.....	\$4,009	\$0.44
Machinery:		
Bought.....	1,330	0.15
Repairs.....	370	0.04
Decrease in inventory.....	2,195	0.24
Feed.....	9,858	1.09
Seed.....	1,540	0.17
Fertilizers and lime.....	1,694	0.19
Other supplies.....	777	0.09
Total.....	\$21,773	\$2.41
Net contribution.....	\$41,337	\$4.58

* These figures do not include woodlot products, products sold from or used on occupied but unoperated farms, products sold from or used on farms not operated for the complete year for which records were taken, or products removed from the vacant farms by persons living outside the area.

TABLE 201. DETAILED LABOR RECORD ON OPERATED FARMS, SUMMER HILL AREA, 1926

	Number of persons	Number of working days	Per cent of group	Per cent of total
Operators.....	42	12,600	.....	67.3
Unpaid labor:				
Wife.....	14	1,775	44.6	.....
Son.....	8	1,375	34.6	.....
Other.....	6	825	20.8	.....
Total.....	.....	3,975	100.0	21.2
Hired labor:				
Year.....	3	900	41.8	.....
Month.....	4	575	26.7	.....
Day.....	.....	678	31.5	.....
Total.....	.....	2,153	100.0	11.5
Grand total.....	.....	18,728	.....	100.0
Outside labor.....	.....	1,192	62.9	.....
Labor in woods.....	.....	702	37.1	.....
Total.....	.....	1,894	100.0	10.1
Number of working days spent on agri- culture.....	.....	16,834	.....	89.9
Grand total.....	.....	18,728	.....	100.0

SUMMER HILL TURNPIKE

Description

Along the southern border of the Summer Hill area is a macadam road running from Locke to Cortland. A map of this road is shown in figure 9 (page 108). The elevation, topography, and soil conditions of the farms along this road are practically the same as for the farms in the Summer Hill area. The farms on this road have the advantage of a macadam road and are a little nearer the market. Records were obtained on 22 operated farms along this road. The purpose of this survey was to learn to what extent the operations on these 22 farms differed from the operations on the 42 farms in the Summer Hill area.

Farm capital

The livestock was valued at \$47,288, or \$2150 per farm (table 202). There were 15 farmers who kept 10 cows or more, but only 2 farmers had herds of more than 20. The average number of cows per farm was 11.8, most of which were grades. On the average, about 5 heifers were being raised per farm. Only one farmer had any sheep. There were 3 farmers keeping 100 hens or more, the average number of hens per farm for all farms being 58.3.

TABLE 202. NUMBER AND VALUE OF LIVESTOCK, SUMMER HILL TURNPIKE, 1926

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows (grade).....	245	11.1	\$28,965	\$118.2	\$1,316.6	61.1
Cows (purebred).....	16	0.7	2,300	143.8	104.5	4.9
Heifers (grade).....	107	4.9	4,875	45.6	221.5	10.3
Heifers (purebred).....	14	0.6	1,030	73.6	46.8	2.2
Calves.....	3	0.1	25	8.3	1.1	0.1
Bulls (grade).....	7	0.3	265	37.8	12.2	0.6
Bulls (purebred).....	8	0.4	805	100.6	36.5	1.7
Horses:						
Work horses.....	63	2.9	6,810	108.1	309.5	14.4
Colts.....	3	0.1	250	83.3	11.4	0.6
Sheep:						
Ewes.....	20	0.9	300	15.0	13.6	0.6
Bucks.....	1	.....	15	15.0	0.7	.....
Lambs.....	23	1.0	115	5.0	5.2	0.2
Hogs:						
Brood sows.....	1	.....	30	30.0	1.4	0.1
Other hogs.....	6	0.3	85	14.2	3.9	0.2
Pigs.....	6	0.3	32	5.3	1.5	0.1
Poultry:						
Hens.....	1,283	58.3	1,386	1.1	63.0	2.9
Total.....	.....	.....	\$47,288	.....	\$2,149.5	100.0

The investment in farm machinery was \$16,625, or \$756 per farm. Included in this farm machinery were 1 Fordson tractor valued at \$200, and 2 Ford trucks valued at \$475.

There were 19 automobiles on the 22 farms (table 203). More than half of them were Fords. The total value of the 19 cars was \$5400, or an average of \$284 each.

The total capital per farm was \$7386, of which 61 per cent was in real estate, 29 per cent was in livestock, and 10 per cent was in machinery.

TABLE 203. AUTOMOBILES,* SUMMER HILL TURNPIKE, 1927

Manufacturer's year	Make of car							Total number
	Ford	Chevrolet	Maxwell	Oakland	Essex	Buick	Studebaker	
1919.....	I	.....	.....	.....	.....	.....	.....	I
1921.....	2	.....	.....	.....	.....	.....	.....	2
1922.....	I	.....	.....	I	.....	I	.....	3
1923.....	2	.....	.....	.....	.....	.....	.....	2
1924.....	3	I	I	.....	.....	.....	.....	5
1925.....	.....	I	.....	.....	.....	.....	I	I
1926.....	2	I	.....	.....	.....	.....	.....	I
1927.....	.....	I	.....	.....	I	.....	.....	2
Total number.....	II	3	I	I	I	I	I	19
Total value.....	\$1,500	\$1,450	\$400	\$150	\$800	\$700	\$400	\$5,400
Average value.....	\$136	\$483	\$400	\$150	\$800	\$700	\$400	\$284

* Not included in farm machinery.

The farmers' estimate of the value of their farms ranged from \$21 an acre to \$76 an acre (table 204). The average valuation per acre was \$39. The total capital invested in land and buildings was \$98,550, or \$4480 per farm.

TABLE 204. LAND VALUES PER ACRE, SUMMER HILL TURNPIKE, 1926

Value per acre	Number of farms	Value per acre	Number of farms
\$21.....	I	\$38.....	I
22.....	I	42.....	2
23.....	I	45.....	I
26.....	I	47.....	4
31.....	I	49.....	2
32.....	I	52.....	I
33.....	I	53.....	I
34.....	I	76.....	I
37.....	I		

The people

There were 76 persons living on these 22 farms (table 205). Nearly one-third of this number were men, and about one-fourth were boys. There was only 1 boy 20 years old or over (table 206). The average number of children, per family having children, was about 2 (table 207). There were no children living at home on 7 of the 22 farms.

There were 10 occupants⁹ of the area under the age of 40 years, and only 2 over 60 years old (table 208). The average age of the 22 occupants was 42.5 years.

Only 2 of the occupants had been on their present farms for more than thirty years, while 5 had been on their farms for less than five years (table 209). The average length of residence for all occupants was 12.7 years.

Most of the occupants were natives of the region and had always been farmers. A few came to these farms from outside the State. (Tables 210, 211, and 212.)

⁹ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 205. NUMBER OF PERSONS LIVING ON FARMS, SUMMER HILL TURNPIKE, 1927

	Number	Per cent
Men.....	24	31.6
Women.....	21	27.6
Boys.....	18	23.7
Girls.....	13	17.1
Total.....	76	100.0

TABLE 206. NUMBER AND AGES OF CHILDREN LIVING AT HOME, SUMMER HILL TURNPIKE, 1927

Age	Boys	Girls	Total
Under 10 years.....	10	7	17
10 to 14 years.....	4	1	5
15 to 19 years.....	3	4	7
20 years and over.....	1	1	2
Total number.....	18	13	31
Average age (years).....	10.2	9.9	10.1

TABLE 207. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, SUMMER HILL TURNPIKE, 1927

Number of children in the family	Number of families	Total number of children
1.....	5	5
2.....	5	10
3.....	4	12
4.....	1	4
Total.....	15	31
Average per family.....	.....	2.1

TABLE 208. AGES OF 22 OCCUPANTS, SUMMER HILL TURNPIKE, 1927

Age	Number of occupants	Average age
		(Years)
Under 40 years.....	10	33.0
40 to 59 years.....	10	47.2
60 years and over.....	2	67.0
Total number.....	22	.....
Average age (years).....	.....	42.5

TABLE 209. YEARS OF CONTINUOUS RESIDENCE OF 22 OCCUPANTS, SUMMER HILL TURNPIKE, 1927

Years	Number of occupants	Average years of residence
Less than 5.....	5	3.0
5 to 9.....	5	7.4
10 to 19.....	7	12.4
20 to 29.....	3	22.7
30 and more.....	2	36.5
Total number.....	22	.....
Average years of residence.....	.....	12.7

TABLE 210. BIRTHPLACES OF 22 OCCUPANTS AND THEIR PARENTS, SUMMER HILL TURNPIKE, 1927

Birthplace	Occupants	Fathers	Mothers
On present farm.....	2	0	0
Elsewhere in Locke or Summer Hill Township.....	12	4	5
Other townships in Cayuga County.....	2	1	3
Other counties in New York.....	2	10	7
Other States.....	4	4	4
Other countries.....	0	3	3
Total.....	22	22	22

TABLE 211. PREVIOUS LOCATIONS OF 18 OCCUPANTS, SUMMER HILL TURNPIKE

Previous location	Occupants
No location other than present one.....	2
Other parts of Locke or Summer Hill Township.....	8
Other townships in Cayuga County.....	1
Other counties in New York.....	4
Other States.....	3

TABLE 212. PREVIOUS EMPLOYMENTS OF 19 OCCUPANTS, SUMMER HILL TURNPIKE

Previous employment	Occupants
No employment other than farming.....	15
Machinist.....	1
Laborer on railroad.....	1
Laborer in factory.....	2

Utilization of the land

Only 9 per cent of the land on these 22 farms was idle, and 15 per cent was in woods (table 213). Nearly half of the total area was in crops, and one-fourth was in pasture.

TABLE 213. UTILIZATION OF THE LAND, SUMMER HILL TURNPIKE, 1926

	Acres	Per cent
Hay.....	766	26.9
Other crops.....	555.25	19.5
Open pasture.....	700.25	24.6
Cleared land idle.....	253.50	8.9
Woods not pastured.....	90	3.2
Woods pastured.....	347	12.2
Farmstead.....	134	4.7
Total.....	2,846	100.0

Hay comprised 58 per cent of the crop acreage, oats, barley, and mixtures of these grains 15 per cent, buckwheat 11 per cent, and corn silage 10 per cent (table 214).

The yields of potatoes, buckwheat, oats, and hay were 85.7 per cent of the New York State average (table 215). When these yields were weighted by the acreage grown, the average was 89.3 per cent of the state average.

TABLE 214. ACREAGES OF THE DIFFERENT CROPS GROWN, SUMMER HILL TURNPIKE, 1926

Crop	Total acres	Average acres per farm	Per cent
Sweet corn.....	2.0	0.1	0.2
Corn for silage.....	127.5	5.8	9.6
Corn for fodder.....	11.5	0.5	0.9
Potatoes.....	31.5	1.4	2.4
Cabbage.....	23.0	1.0	1.7
Buckwheat.....	145.75	6.6	11.0
Oats and barley.....	126.0	5.5	9.1
Oats.....	77.5	3.5	5.9
Barley.....	2.0	0.1	0.2
Winter wheat.....	1.5	0.1	0.1
Millet.....	13.0	0.6	1.0
Hay.....	766.0	34.8	57.9
Total.....	1,321.25	60.0	100.0

TABLE 215. YIELDS OF THE PRINCIPAL CROPS, SUMMER HILL TURNPIKE, 1926

Crop	Number of farms	Number of acres	Average yield per acre	
			Summer Hill Turnpike	New York State
Corn for silage.....	13	113.5	9.1 tons	.....
Potatoes.....	19	30	85.1 bu.	117 bu.
Cabbage.....	11	19	7.1 tons	.....
Buckwheat.....	16	100.75	14.8 bu.	18.9 bu.
Oats and barley.....	13	120	34.3 bu.	.....
Oats.....	9	75.5	34.3 bu.	34 bu.
Hay.....	25	766	1.2 tons	1.32 tons

Farm operations

The total receipts per farm were \$2732 (table 216). More than two-thirds of this income came from livestock products, which consisted almost entirely of fluid milk. The remainder of the income came about equally from crops, livestock, outside labor, increase in capital, and miscellaneous items. The most important cash crops were potatoes and cabbage.

The value of the farm products used on these 22 farms was \$5513, or \$251 per farm (table 217). Cordwood, milk, eggs, and potatoes were the most important items.

The total farm expense averaged \$1794 per farm, of which nearly 90 per cent was operating expense, 9 per cent was for livestock purchased, and 1 per cent was decrease in capital (table 218). Purchased feed was the largest item of the operating expense, amounting to 28 per cent. Hired labor made up 16 per cent of the total operating expense, unpaid labor 11 per cent, and taxes 7 per cent. No other item amounted to more than 5 per cent of the total operating expense.

When all of the farm expenses are deducted from the total receipts, an average of \$938 per farm is left to pay for the use of the capital and for the labor of the operator (table 219). The average capital per farm was \$7290. Deducting interest on this amount at 5 per cent leaves the operator \$574 as pay for his labor, in addition to which he has a house to live in and products from the farm to use.

TABLE 216. DETAILED RECEIPTS ON 22 FARMS, SUMMER HILL TURNPIKE, 1926

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	13	1,245 bu.	\$ 1.15	\$1,431	\$65.0	38.0	.....
Cabbage.....	8	88 tons	16.07	1,407	64.0	37.4	.....
Buckwheat.....	1	237 bu.	0.88	208	9.5	5.5	.....
Hay.....	5	63 tons	11.35	715	32.5	19.0	.....
Apples.....	1	.....	.....	3	0.1	0.1	.....
Total.....	.....	.....	.....	\$3,764	\$171.1	100.0	6.3
Livestock:							
Cows (grade).....	10	29	\$ 62.07	\$1,800	\$81.9	40.4	.....
Cows (purebred).....	3	8	44.37	355	16.1	7.9	.....
Heifers (grade).....	3	5	24.80	124	5.6	2.8	.....
Heifers (purebred).....	1	10	18.50	185	8.4	4.1	.....
Veal calves.....	1	4	18.00	72	3.3	1.6	.....
Bob veals.....	19	161	2.79	449	20.4	10.0	.....
Bulls (purebred).....	3	6	45.00	270	12.3	6.0	.....
Horses.....	3	4	75.00	300	13.0	6.7	.....
Colts.....	1	2	100.00	200	9.1	4.5	.....
Hens.....	8	261	1.16	303	13.8	6.8	.....
Hogs.....	4	8	34.37	275	12.5	6.1	.....
Sheep.....	1	16	8.68	139	6.3	3.1	.....
Total.....	.....	.....	.....	\$4,472	\$203.3	100.0	7.4
Livestock products:							
Milk.....	15	13,705 cwt.	\$2.64	\$36,181	\$1,644.6	89.0	.....
Butter.....	3	5,360 lbs.	0.50	2,680	121.8	6.6	.....
Wool.....	1	112 lbs.	0.33	38	1.7	0.1	.....
Eggs.....	16	6,290 doz.	0.28	1,768	80.4	4.3	.....
Breeding fees.....	1	.....	.....	18	0.8	.....	.....
Total.....	.....	.....	.....	\$40,685	\$1,849.3	100.0	67.7
Outside labor:							
Man work.....	1	258 days	\$5.33	\$1,376	\$62.5	32.3	.....
Team work.....	1	100 days	6.00	600	27.3	14.1	.....
Machine work.....	2	.....	.....	470	21.4	11.1	.....
Trucking.....	2	.....	.....	1,810	82.3	42.5	.....
Total.....	.....	.....	.....	\$4,256	\$193.5	100.0	7.1
Miscellaneous:							
Wood.....	1	6 cords	\$5.00	\$ 30	\$ 1.4	1.4	.....
Maple sirup.....	4	757 gal.	2.00	1,514	68.8	66.8	.....
Town clerk.....	1	.....	.....	.....	.....	.....	.....
Tax collector.....	1	.....	.....	.....	.....	.....	.....
Horseshoeing.....	1	.....	.....	720	32.7	31.8	.....
Boarding 2 men (net).....	1	.....	.....	.....	.....	.....	.....
Total.....	.....	.....	.....	\$2,264	\$102.9	100.0	3.8
Increase in capital.....	15	.....	.....	\$4,666	\$212.0	100.0	7.7
Grand total.....	.....	.....	.....	\$60,107	\$2,732.1	100.0	100.0

The actual total indebtedness on these 22 farms was \$22,525, which means that only \$51 of the \$364 interest charge had to be paid in cash. The charge for unpaid labor is another expense for which no cash was needed. On the other hand, there was a net increase in capital of \$188 included among the receipts, which does not represent ready money. Consequently, the average amount of cash per family available for living expenses and for saving was \$926. The estimated average cash expenditure for food was \$283 per family, and for clothing \$100. This leaves \$543 per farm available for other things.

TABLE 217. AMOUNT AND VALUE OF FARM PRODUCTS USED ON 22 FARMS, SUMMER HILL TURNPIKE, 1926

Commodity	Quantity used	Average sale price	Total value	Value per farm
Milk.....	435 cwt.	\$2.64	\$1,148	\$52.1
Butter.....	721 lbs.	0.50	360	16.4
Eggs.....	2,859 doz.	0.28	801	36.4
Poultry.....	286	1.16	332	15.1
Potatoes.....	484 bu.	1.15	557	25.3
Apples.....	206 bu.	0.75	154	7.0
Pork.....	2,320 lbs.	0.17	383	17.4
Beef.....	200 lbs.	0.15	30	1.4
Veal.....	450 lbs.	0.10	43	2.0
Total.....			\$3,808	\$173.1
Wood.....	451 cords	\$3.78	1,705	77.5
Grand total.....			\$5,513	\$250.6

TABLE 218. DETAILED FARM EXPENSES ON 22 FARMS, SUMMER HILL TURNPIKE, 1927

	Number of farms having expense	Number of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Year help.....	5	.....	\$2,240	\$101.8	6.4	.....
Month help.....	2	.....	1,100	50.0	3.1	.....
Day help.....	14	.....	1,248	56.7	3.5	.....
Board of hired labor.....	16	.....	1,000	45.5	2.8	.....
Unpaid labor (including board).....	9	.....	3,997	181.7	11.4	.....
Breeding fees.....	3	.....	64	2.9	0.2	.....
New buildings.....	3	.....	331	15.0	0.9	.....
Building repairs.....	9	.....	1,687	70.7	4.8	.....
Cash rent for pasture.....	6	.....	132	6.0	0.4	.....
Hay.....	5	.....	231	10.5	0.7	.....
Feed.....	22	.....	9,901	450.0	28.2	.....
Grinding feed.....	13	.....	242	11.0	0.7	.....
Fence repairs.....	17	.....	373	17.0	1.1	.....
Fertilizer.....	21	.....	1,497	68.0	4.2	.....
Lime.....	9	.....	351	16.0	1.0	.....
Horseshoeing.....	18	.....	330	15.0	0.9	.....
Insurance.....	22	.....	440	20.0	1.2	.....
Sawing wood.....	2	.....	11	0.5	.....	.....
Machinery bought.....	7	.....	952	43.3	2.7	.....
Machinery repairs.....	16	.....	356	16.2	1.0	.....
Machinery hired.....	3	.....	146	6.6	0.4	.....
Filling silo.....	11	.....	282	12.8	0.8	.....
Threshing.....	20	.....	471	21.4	1.3	.....
Oil, gasoline, and truck.....	13	.....	1,282	58.3	3.6	.....
Twine.....	19	.....	155	7.0	0.4	.....
Auto-mobile expense.....	14	.....	1,195	54.3	3.4	.....
Hauling milk.....	12	.....	1,357	61.7	3.8	.....
Dairy supplies.....	6	.....	70	3.2	0.2	.....
Registration fees.....	1	.....	40	1.8	0.1	.....
Grass seed.....	21	.....	886	40.3	2.5	.....
Other seeds.....	18	.....	371	16.9	1.1	.....
Telephone.....	7	.....	84	3.8	0.2	.....
Taxes.....	22	.....	2,311	105.0	6.6	.....
Veterinary fees.....	11	.....	57	2.6	0.2	.....
Miscellaneous.....	6	.....	55	2.5	0.2	.....
Total.....	.....	.....	\$35,245	\$1,602.0	100.0	89.3
Livestock purchased:						
Cows (grade).....	6	24	\$2,585	\$117.6	70.2	.....
Heifers (grade).....	3	11	175	7.9	4.8	.....
Calves.....	1	2	6	0.3	0.2	.....
Bulls (grade).....	1	1	40	1.8	1.1	.....
Bulls (purebred).....	1	1	125	5.7	3.4	.....
Horses.....	5	7	575	26.1	15.5	.....
Pigs.....	9	17	95	4.3	2.6	.....
Hens.....	2	80	80	3.6	2.2	.....
Total.....	.....	.....	\$3,681	\$167.3	100.0	9.3
Decrease in capital.....	6	.....	\$534	\$24.3	.....	1.4
Grand total.....	.....	.....	\$39,460	\$1,793.6	.....	100.0

TABLE 219. LABOR INCOMES ON 22 FARMS, SUMMER HILL TURNPIKE, 1927

	Total	Average per farm
Receipts:		
Increase in real estate.....	\$ 90	\$ 4
Increase in livestock.....	4,467	203
Crops.....	3,764	171
Livestock sold.....	4,472	203
Livestock products.....	40,685	1,849
Miscellaneous.....	6,520	296
	\$59,998	\$2,726
Expenses:		
Decrease in machinery.....	\$ 425	\$ 19
Livestock purchased.....	3,681	167
Operating expenses.....	35,245	1,602
	39,351	1,788
Income from capital and operator's labor.....	\$20,647	\$938
Capital:		
Real estate.....	\$98,505	\$4,477
Machinery.....	16,838	765
Livestock.....	45,050	2,048
	\$160,393	\$7,290
Interest on average capital at 5 per cent.....	8,019	364
Labor income.....	\$12,628	\$574

Taxation

The assessed valuation of these 22 farms was \$61,030, or \$27.42 per acre (table 220). The assessed value was 62 per cent of the farmers' estimated value. The town, county, and state tax per acre averaged 66 cents and the school tax per acre 28 cents, making a total tax of 94 cents per acre. This tax represents 3.4 per cent of the assessed valuation, and 2.1 per cent of the farmers' valuations.

TABLE 220. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, SUMMER HILL TURNPIKE, 1926

	Num- ber of acres	Assessed valuation		Tax rate per \$1000 valuation	Taxes*	
		Total	Per acre		Total	Per acre
Town, county, and state tax:						
Summer Hill.....	1,651	\$43,330	\$26.24	\$26.36	\$1,142	\$0.69
Locke.....	575	17,700	30.78	19.14	339	0.59
Total.....	2,226	\$61,030	.....	.....	\$1,481	.....
Average.....	.....	.....	\$27.42	.....	.....	\$0.66
School tax:						
Summer Hill:						
District 1.....	20	\$ 300	\$15.00	\$11.00	\$ 3	\$0.15
District 3.....	662	16,880	25.50	13.00	219	0.32
District 6.....	546	14,550	26.65	12.00	175	0.32
District 8.....	423	11,600	27.42	5.00	58	0.14
Locke:						
District 4.....	143	5,200	36.36	14.00	73	0.51
District 5.....	432	12,500	28.94	7.00	88	0.20
Total.....	2,226	\$61,030	.....	.....	\$616	.....
Average.....	.....	.....	\$27.42	.....	.....	\$0.28
Grand total.....	.....	.....	.....	.....	\$2,097	\$0.94

* Not including cost of collection.

Comparison of farm operations in Summer Hill area with those on Summer Hill Turnpike, 1926

The operators of the farms on the Summer Hill Turnpike were, on the average, more than ten years younger than those in the Summer Hill area (table 221). The farms on the turnpike were a little the larger, and were valued at about \$10 an acre more. The farmers along the turnpike also had more per farm invested in machinery and livestock.

The amount of land in use per farm was practically the same for both groups. Less corn silage was grown in the area, and more hay. The crop yields for all crops were about the same, except for hay, which was considerably lower in the area than on the turnpike.

TABLE 221. COMPARISON OF 42 OPERATED FARMS IN SUMMER HILL AREA, WITH 22 OPERATED FARMS ON SUMMER HILL TURNPIKE, 1926

	Averages per farm	
	42 farms in Summer Hill area	22 farms on Summer Hill Turnpike
Age of operators (years).....	53.4	42.5
Number of operators under 40 years of age.....	10	10
Per cent of land in:		
Hay.....	28.8	26.9
Other crops.....	15.8	19.5
Pasture.....	25.9	24.0
Idle.....	10.3	8.9
Woods.....	13.3	15.4
Per cent of crop acreage in:		
Corn silage.....	2.1	9.6
Potatoes.....	3.5	2.4
Buckwheat.....	8.5	11.0
Oats and barley.....	10.4	9.1
Oats.....	5.0	5.9
Hay.....	64.5	57.9
Per cent that crop yields were of New York State average for:		
Potatoes.....	89.0	72.7
Buckwheat.....	79.9	78.3
Oats.....	98.5	100.9
Hay.....	75.8	90.9
Weighted index for the 4 crops.....	78.2	89.3
Capital invested in:		
Real estate.....	\$3,517	\$4,477
Machinery.....	\$542	\$765
Livestock.....	\$1,225	\$2,048
Land values per acre.....	\$29	\$39
Number of acres per farm.....	120	129.4
Receipts from:		
Potatoes.....	\$157.4	\$ 65.0
Cabbage.....	22.8	64.0
Hay.....	97.6	32.5
Livestock (net).....	233.0	30.0
Fluid milk.....	255.1	1,644.6
Butter.....	125.3	121.8
Eggs.....	178.0	80.4
Outside labor.....	117.4	193.5
Total receipts.....	\$1,631.8	\$2,732.1
Expenses for:		
Hired labor.....	\$110.2	\$254.0
Unpaid labor.....	232.7	181.7
Feed.....	231.6	450.0
Taxes.....	77.6	105.0
Total expenses.....	\$1,243.8	\$1,793.6
Labor income.....	\$124	\$574
Cash available for living expenses and saving.....	\$648	\$926

The average receipts per farm were a little lower for most items on the farms along the turnpike, except for fluid milk, which was more than five times greater. Expenses were a little higher on the farms along the turnpike, but the average return for the operator's labor was much better on these farms than in the area north of the turnpike.

In the opinion of the writer, the better returns to the farmers on the Summer Hill Turnpike may be attributed largely to the macadam road, which opened up to them the advantages of a fluid-milk market.

SOUTH BRADFORD AREA

Location

The South Bradford area is made up of four separate units located around the small settlement of South Bradford, in the townships of Bradford, Bath, and Campbell, in Steuben County, and the township of Orange, Schuyler County. It may be roughly outlined as the region lying south of Bradford, east of Sonora and Savona, north of Campbell, and west of Monterey. A map of the area is shown in figure 10. The nearest railroad stations are at Savona and Campbell. From South Bradford it is about five miles to Savona and seven miles to Campbell. A macadam road leads into South Bradford from the north, and the construction of improved roads to the east and the south from that point is proposed.

Description

South Bradford is 1850 feet above sea level. The highest point in the area is 1989 feet, and the lowest point about 1200 feet. The valleys surrounding the area are about 1100 feet in elevation. The average elevation of the 124 farmsteads is 1510 feet.

The four units composing this area are not separated by valleys, as might be expected, but by a level plateau ranging in elevation from 1850 to 1950 feet. The units outlined are the sections of rougher topography which separate this plateau from the surrounding valleys. Most of the farms on this plateau are occupied, although a number are vacant. A lay-out of the same sort in Tompkins County would undoubtedly be abandoned. The difference may be one of soil, or it may be due to the fact that many of these farms have been purchased recently by farmers from Poland, who brought considerable outside money into the area. Before the real facts are known, it will be necessary to take about fifty records along the main roads running from South Bradford to the surrounding valleys.

There were 43 miles of public roads within the area, of which 10 miles were not used in 1927 and were impassable for motor vehicles (table 222).

TABLE 222. CONDITION OF ROADS IN SUMMER, SOUTH BRADFORD AREA, 1927

Condition	Miles	Per cent
Good.....	7	16.3
Fair.....	20	46.5
Poor.....	6	14.0
Unused.....	10	23.2
Total.....	43	100.0

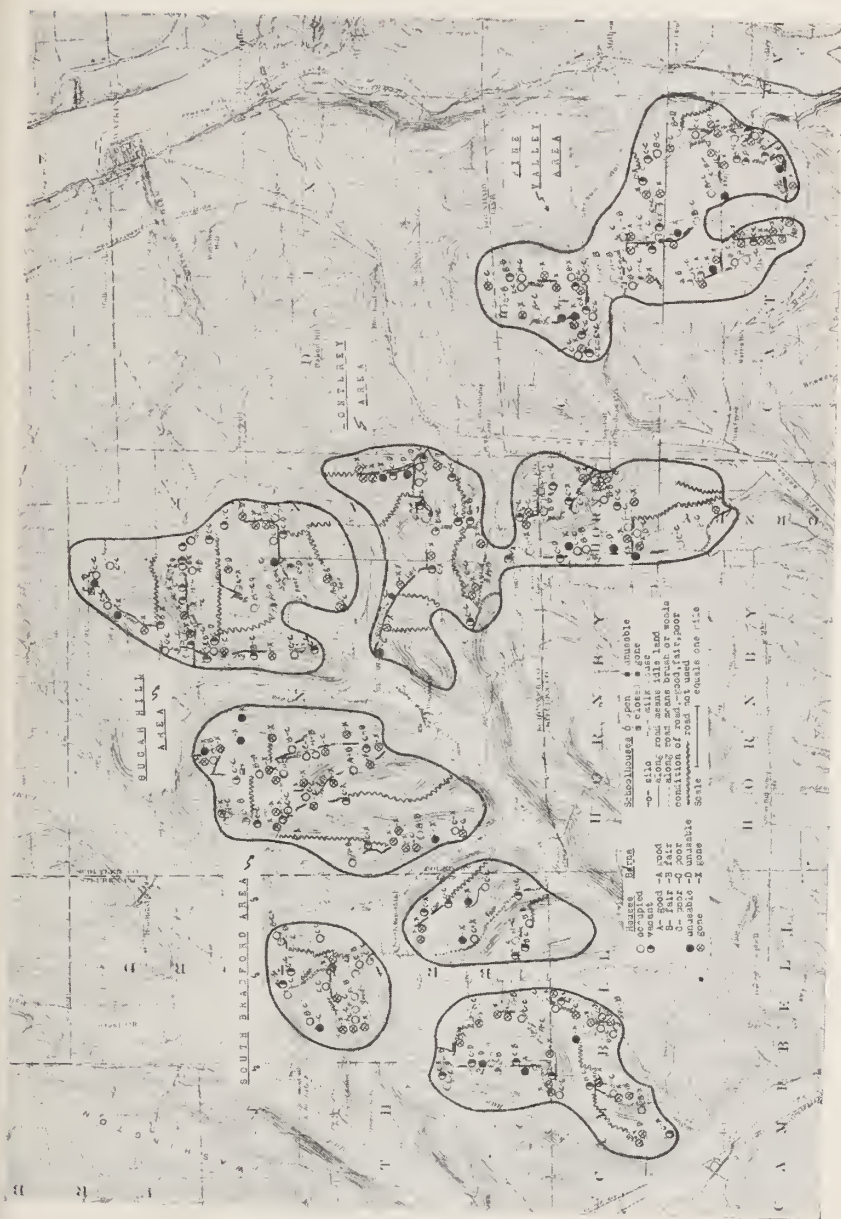


FIGURE 10. SOUTH BRADFORD, SUGAR HILL, MONTEREY, AND PINE VALLEY AREAS

Farm capital

The value of the livestock in this area was \$25,516, or \$593 per occupied farm (table 223). Only 1 farmer in the area kept 10 cows, the average number of cows per farm for all occupied farms being 2.7. Sheep were not important. A few of the farmers kept brood sows, and most of them raised a few pigs for their own use. There was an average of 31 hens per farm, the largest flock numbering 100.

TABLE 223. NUMBER AND VALUE OF LIVESTOCK ON 43 OCCUPIED FARMS, SOUTH BRADFORD AREA, 1927

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows.....	117	2.7	\$10,845	\$92.7	\$252.1	42.4
Heifers.....	23	0.5	1,035	45.0	24.1	4.1
Calves.....	29	0.7	473	16.3	11.0	1.9
Bulls.....	3	0.1	215	71.7	5.0	0.8
Horses.....	88	2.0	8,625	98.0	200.6	33.8
Sheep:						
Ewes.....	79	1.8	820	10.4	19.1	3.2
Bucks.....	2	0.05	22	11.0	0.5	0.1
Lambs.....	70	1.6	511	7.3	11.9	2.0
Hogs:						
Brood sows.....	12	0.3	458	38.2	10.7	1.8
Boars.....	2	0.05	60	30.0	1.4	0.2
Other hogs.....	66	1.5	627	9.5	14.6	2.5
Pigs.....	40	0.9	248	6.2	5.8	1.0
Poultry:						
Hens.....	1,347	31.3	1,480	1.1	34.4	5.8
Ducks.....	17	0.4	19	1.1	0.4	0.1
Geese.....	3	0.1	3	1.0	0.1	.....
Turkeys.....	21	0.5	75	3.6	1.7	0.3
Total.....	.....	.....	\$25,516	.....	\$593.4	100.0

The total farm machinery, including trucks and tractors, was valued at \$12,940, or \$301 per farm. The land and buildings on the occupied farms were valued at \$94,100, or \$2188 per farm. The average total capital per occupied farm was \$3082, of which 71 per cent was in real estate, 19 per cent was in livestock, and 10 per cent was in machinery.

The estimated value of the land and buildings in this area was \$154,025, or \$12.30 per acre. There were nearly 7500 acres with a value of \$10 or less per acre, and nearly 12,000 acres with an average value of \$10 (table 224).

Condition of buildings

On nearly half of the 124 farmsteads the houses were gone or were not usable, and on an equal number the barns were gone or were not usable (table 225). About half of the usable houses and two-thirds of the usable barns were considered poor.

Only 16 farmsteads had both a fairly good house and a fairly good barn. Nearly half of the farmsteads had both a usable house and a usable barn, about one-fifth had one or the other gone or not usable, and more than one-third had both house and barn gone or not usable (table 226).

Approximately one-fourth of the vacant farms had both a usable house and a usable barn, while nearly two-thirds had no buildings that were usable (table 227).

TABLE 224. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, SOUTH BRADFORD AREA, 1927

Aeres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
50.....	\$ 1	\$ 50	\$ 1.0	50
801.....	2	1,550	1.9	851
450.....	3	1,450	2.3	1,301
1,632.....	4	6,550	3.3	2,933
950.....	5	4,825	3.7	3,883
794.....	6	4,725	4.1	4,677
819.....	7	5,900	4.6	5,496
240.....	8	1,900	4.7	5,736
738.....	9	6,500	5.2	6,474
962.....	10	9,600	5.8	7,436
140.....	11	1,600	5.9	7,576
383.....	12	4,600	6.2	7,959
804.....	13	10,500	6.8	8,763
451.....	14	6,150	7.2	9,214
335.....	15	5,000	7.4	9,549
263.....	16	4,225	7.7	9,812
485.....	17	8,300	8.1	10,297
66.....	18	1,200	8.2	10,363
90.....	19	1,700	8.3	10,453
160.....	20	3,200	8.4	10,613
141.....	21	3,000	8.6	10,754
105.....	22	2,300	8.7	10,859
127.....	24	3,000	8.9	10,986
260.....	25	6,500	9.3	11,246
150.....	27	4,000	9.5	11,396
256.....	29	7,500	9.9	11,652
150.....	30	4,500	10.2	11,802
120.....	33	4,000	10.4	11,922
70.....	36	2,500	10.6	11,992
100.....	45	4,500	10.9	12,092
66.....	53	3,500	11.1	12,158
166.....	57	9,500	11.7	12,324
67.....	63	4,200	12.0	12,391
85.....	65	5,500	12.3	12,476

* Including buildings.

TABLE 225. CONDITION OF BUILDINGS ON ALL FARMS,* SOUTH BRADFORD AREA, 1927

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	13	10.5	3	2.4
Fair.....	23	18.5	19	15.3
Poor.....	33	26.6	43	34.7
Not usable.....	10	8.1	4	3.2
Gone.....	45	36.3	55	44.4
Total.....	124	100.0	124	100.0

* Based on a tally of all building sites.

The people

At the time when this survey was made (June, 1927), 148 persons were living in the entire area of more than 12,000 acres (table 228).

There were 5 boys 20 years old or over in the area (table 229). The average age of all boys was 11.4 years, and of all girls 8.9 years. The average number of children living at home, per family having children, was 3.2 (table 230). There were no children on 21 of the 43 occupied farms.

TABLE 226. COMBINATIONS OF BUILDINGS ON ALL FARMS,* SOUTH BRADFORD AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	2	1.6
Good.....	Fair.....	6	4.8
Fair.....	Good.....	1	0.8
Fair.....	Fair.....	7	5.6
Good.....	Poor.....	5	4.0
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	13	10.6
Poor.....	Fair.....	4	3.2
Poor.....	Poor.....	18	14.6
Total having both house and barn usable.....		56	45.2
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	0	0.0
Fair.....	Not usable.....	0	0.0
Fair.....	Gone.....	2	1.6
Poor.....	Not usable.....	1	0.8
Poor.....	Gone.....	10	8.1
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	2	1.6
Not usable.....	Poor.....	1	0.8
Gone.....	Poor.....	6	4.8
Total having either house or barn gone or not usable.....		22	17.7
Not usable.....	Not usable.....	1	0.8
Not usable.....	Gone.....	8	6.5
Gone.....	Not usable.....	2	1.6
Gone.....	Gone.....	35	28.2
Total having both house and barn gone or not usable.....		46	37.1
Grand total.....		124	100.0

* Based on a tally of all building sites.

TABLE 227. BUILDINGS ON VACANT FARMS,* SOUTH BRADFORD AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
House usable and barn usable.....		18	26.8
House usable and barn not usable.....		2	3.0
House usable and barn gone.....		1	1.5
House not usable and barn usable.....		1	1.5
House not usable and barn not usable.....		4	6.0
House not usable and barn gone.....		6	9.0
House gone and barn usable.....		3	4.5
House gone and barn not usable.....		4	6.0
House gone and barn gone.....		28	41.7
Total.....		67	100.0

* Based on survey records.

TABLE 228. NUMBER OF PERSONS LIVING ON FARMS, SOUTH BRADFORD AREA, 1927

	Number	Per cent
Men.....	44	29.7
Women.....	33	22.3
Boys.....	37	25.0
Girls.....	34	23.0
Total.....	148	100.0

TABLE 229. NUMBER AND AGES OF CHILDREN LIVING AT HOME, SOUTH BRADFORD AREA, 1927

Age	Boys	Girls	Total
Under 10 years.....	18	20	38
10 to 14 years.....	9	8	17
15 to 19 years.....	5	4	9
20 years and over.....	5	2	7
Total number.....	37	34	71
Average age (years).....	11.4	8.9	10.2

TABLE 230. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, SOUTH BRADFORD AREA, 1927

Number of children in the family	Number of families	Total number of children
1.....	7	7
2.....	1	2
3.....	4	12
4.....	5	20
5.....	2	10
6.....	2	12
8.....	1	8
Total.....	22	71
Average per family.....	.....	3.2

There were 9 occupants¹⁰ of the area under the age of 40 years, and 15 who were 60 years old or over (table 231). The average age of the occupants was 53.3 years.

TABLE 231. AGES OF 39 OCCUPANTS, SOUTH BRADFORD AREA, 1927

Age	Number of occupants	Average age
Under 40 years.....	9	(Years) 33.9
40 to 59 years.....	15	49.7
60 years and over.....	15	68.6
Total number.....	39	.....
Average age (years).....	.....	53.3

Most of the occupants were American-born, but there were 8 who had come from Poland and 1 from Switzerland. There were many Polish farmers on near-by farms.

Only 4 of the occupants had always lived in the area (table 232). The majority came from other parts of Steuben County. Only 6 came from outside New York State. Most of the occupants had been farming elsewhere previous to moving into this area (table 233).

There were 14 occupants who had been in the area for less than five years, while 7 had been there for thirty years or more (table 234). The average length of residence of all occupants was 15.1 years.

¹⁰ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 232. PREVIOUS LOCATIONS OF 35 OCCUPANTS, SOUTH BRADFORD AREA

Previous location	Occupants
No location other than present one.....	4
Other parts of Steuben County.....	21
Other counties in New York.....	4
Other States.....	6

TABLE 233. PREVIOUS EMPLOYMENTS OF 31 OCCUPANTS, SOUTH BRADFORD AREA

Previous employment	Occupants	Previous employment	Occupants
Farmer.....	21	Weaver.....	1
Carpenter.....	2	Locksmith.....	1
Miner.....	2	Contractor.....	1
Factory worker.....	2	Day laborer.....	1

TABLE 234. YEARS OF CONTINUOUS RESIDENCE OF 38 OCCUPANTS, SOUTH BRADFORD AREA, 1927

Years	Number of occupants	Average years of residence
Less than 5.....	14	2.6
5 to 9.....	9	6.7
10 to 19.....	7	12.6
20 to 29.....	1	24.0
30 and more.....	7	52.1
Total number.....	38	.....
Average years of residence.....	.....	15.1

Absentee owners

Most of the owners of the vacant farms and parcels were living near the area, and the majority of them were farming (tables 235 and 236).

TABLE 235. LOCATIONS OF 62 OWNERS OF VACANT FARMS AND PARCELS, SOUTH BRADFORD AREA, 1927

Location	Owners of vacant farms	Owners of parcels
In Steuben County.....	35	12
Other counties in New York.....	13	1
Other States.....	1	.....
Total.....	49	13

Of 49 owners of the vacant farms, only 14 had ever lived on them. The average period of residence of these 14 was 18.4 years, and it had been an average of about six years since they left.

Utilization of the land

Records were obtained on 130 pieces of property, of which 43 were occupied farms, 67 were vacant farms, and 20 were parcels and woodlots (table 237).

TABLE 236. OCCUPATIONS OF 55 OWNERS OF VACANT FARMS AND PARCELS, SOUTH BRADFORD AREA, 1927

Occupation	Owners of vacant farms	Owners of parcels
Farmer.....	26	7
Retired.....	4	.....
Carpenter.....	2	.....
Blacksmith.....	2	.....
Garage worker.....	1	.....
Day laborer.....	1	3
Worker on state road.....	1	.....
Baker.....	1	.....
Clerk in hardware store.....	1	.....
Doctor.....	1	1
Laundryman.....	1	.....
Truckman.....	1	.....
Lumberman.....	.....	1
Clerk.....	.....	1
Total.....	42	13

TABLE 237. CLASSIFICATION OF PROPERTY, SOUTH BRADFORD AREA, 1927

	Number of farms	Total acres	Average acres per farm
Occupied farms.....	43	5,407	125.7
Vacant farms.....	67	6,313	94.2
Parcels and woodlots.....	20	750	37.8
Total.....	130	12,476	.....

Of 40 owners of occupied farms only 4 inherited them, the majority having purchased them (table 238). Less than two-thirds of the vacant farms were purchased, about one-fourth were inherited, and a few were obtained as the result of mortgage foreclosures.

TABLE 238. METHODS BY WHICH OWNERSHIP OF FARMS WAS OBTAINED, SOUTH BRADFORD AREA

	Occupied farms	Vacant farms
Purchased.....	36	38
Inherited.....	4	16
Foreclosed mortgage.....	.....	6
Traded.....	.....	1
Total.....	40	61

About one-third of this area was in woods, and a little more than one-third was in idle cleared land (table 239). Hay was grown on about 8 per cent of the total area, other crops on 7 per cent, and pasture on 11 per cent.

More than half of the cleared land was idle. On the vacant farms the idle land represented more than two-thirds of the total cleared land, and on the occupied farms nearly half.

TABLE 239. UTILIZATION OF THE LAND, SOUTH BRADFORD AREA, 1926

	Occupied farms		Vacant farms		Parcels and woodlots		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	716.5	13.3	293	4.6	14	1.9	1,023.5	8.2
Other crops.....	596.5	11.0	223.5	3.5	30.5	4.0	850.5	6.8
Pasture.....	730	13.5	632	10.0	15	2.0	1,377	11.0
Idle land.....	1,642	30.4	2,997	47.6	26.5	3.5	4,665.5	37.5
Woods.....	1,547	28.6	2,040	32.3	670	88.6	4,257	34.1
Farmstead.....	175	3.2	127.5	2.0	0	0	302.5	2.4
Total.....	5,407	100.0	6,313	100.0	756	100.0	12,476	100.0

More than half of the crop acreage was in hay (table 240). Oats, barley, and mixtures of these grains made up about 19 per cent of the crop acreage, buckwheat 14 per cent, and beans 5 per cent.

TABLE 240. ACREAGES OF THE DIFFERENT CROPS GROWN, SOUTH BRADFORD AREA, 1926

Crop	Occupied farms	Vacant farms	Parcels	Total area	Per cent
	(Acres)	(Acres)	(Acres)	(Acres)	
Corn for grain.....	13	.....	.....	13	0.7
Corn for fodder.....	23.25	7	.....	30.25	1.6
Potatoes.....	45.25	17	0.5	62.75	3.3
Beans.....	94.5	6	.....	100.5	5.4
Buckwheat.....	131	134.5	.....	265.5	14.2
Oats and barley.....	41.5	3	.....	44.5	2.4
Oats.....	186.5	52	30	268.5	14.3
Barley.....	43	4	.....	47	2.5
Wheat.....	12.5	.....	.....	12.5	0.7
Hay.....	716.5	293	14	1,023.5	54.5
Berries.....	5	.....	.....	5	0.3
Grapes.....	1	.....	.....	1	0.1
Total.....	1,313	516.5	44.5	1,874	100.0

The yields for all crops were low. The average yield for buckwheat and for hay were both less than half the state average (table 241). The average yields of potatoes, buckwheat, oats, and hay were 60.1 per cent of the state average. When these yields were weighted by the acreage grown, the average was 52.4 per cent of the state average.

TABLE 241. YIELDS OF THE PRINCIPAL CROPS, SOUTH BRADFORD AREA, 1926

Crop	Number of farms	Number of acres	Average yield per acre	
			South Bradford	New York State
Potatoes.....	33	52.5	(Bushels)	(Bushels)
Beans.....	13	60	94.6	117
Buckwheat.....	27	187	8.9	11.8
Oats and barley.....	4	36	9.1	18.9
Oats.....	23	177	21.9	.....
Barley.....	11	38.5	21.1	34
Hay.....	55	873.5	19	28.3
			(Tons)	(Tons)
			0.65	1.32

About 28 per cent of the crop area was on the vacant farms. In 1926 hay was cut on 29 farms, other crops were grown on 19 farms, and some stock was pastured on 21 farms. Only 27 lots, containing 869 acres, were available for pasture on the vacant farms. The fences around 9 of these lots were considered good, around 7 they were fair, and around 11 they were poor.

Abandonment in this area started about fifty years ago (table 242). More than half of the farms had been vacant for ten years or more. The average period of vacancy was 15.2 years.

TABLE 242. STAGES IN THE ABANDONMENT OF VACANT FARMS, SOUTH BRADFORD AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1926.....	0	3	21	19	29
1925.....	1	7	1	3	2
1924.....	2	2	3	3	5
1923.....	3	6	6	6	4
1922.....	4	1	1	1	0
1921.....	5	3	2	3	3
1920.....	6	2	1	0	1
1919.....	7	1	3	3	2
1918.....	8	3	1	3	1
1917.....	9	0	0	0	1
	10	2	3	7	3
	12	2	1	1	0
	15	5	6	4	2
	20	5	5	2	2
	25	13	2	2	1
	30	4	2	1	1
	35	3	0	0	0
	40	2	0	0	0
	50	1	0	0	0
Total number of farms.....		65	58	58	58
Average number of years since operation was discontinued...		15.2	7.2	6.1	4.2

Taxation

The assessed valuation of this area was \$85,820, or \$6.90 per acre (table 243). The town, county, and state tax averaged 24 cents per acre and the school tax 7 cents per acre, making a total average tax of 31 cents per acre. This tax represents 4.5 per cent of the assessed value and 2.5 per cent of the farmers' estimated value.

The average assessment of occupied farms was \$8.40 per acre, of vacant farms with both house and barn usable \$9.10 per acre, and of all vacant farms \$5.90 per acre (table 244). The occupied farms were assessed at an average of 48 per cent of their estimated value, and the vacant farms at 66 per cent. The average assessed value of all property was \$6.90, which was 56 per cent of the estimated value.

TABLE 243. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, SOUTH BRADFORD AREA, 1926

	Number of acres	Assessed valuation		Tax rate per \$1000 valuation	Taxes*	
		Total	Per acre		Total	Per acre
Town, county, and state tax:						
Bath.....	1,379	\$13,250	\$9.6	\$26.548	\$ 352	\$0.26
Campbell.....	1,253	7,995	6.4	30.116	241	0.19
Bradford.....	5,079	45,050	8.9	35.735	1,610	0.32
Orange.....	4,695	19,525	4.2	38.78	757	0.16
Total.....	12,406	\$85,820	.....	.....	\$2,960	.....
Average.....	.....	.....	\$6.9	.....	.....	\$0.24
School tax:						
Bath:						
District 1.....	166	\$ 1,500	\$ 9.0	\$ 8.00	\$ 12	\$0.07
District 2.....	140	900	6.4	10.00	9	0.06
District 10.....	1,422	12,270	8.6	10.00	123	0.09
District 14.....	534	5,550	10.4	10.60	59	0.11
Campbell, District 10.....	1,076	6,725	6.2	5.00	34	0.03
Bradford:						
District 1.....	482	5,850	12.1	6.00	35	0.07
District 3.....	1,859	18,100	9.7	5.43	98	0.05
District 5.....	1,774	14,200	8.0	11.50	163	0.09
Orange:						
District 1:						
(in Bradford).....	258	1,200	4.7	11.60	14	0.05
(in Orange).....	642	1,975	3.1	13.20	26	0.04
District 6.....	2,076	7,500	3.6	28.70	215	0.10
District 8.....	993	4,550	4.6	13.00	59	0.06
District 13.....	914	5,200	5.7	8.60	42	0.05
District 16.....	70	300	4.3	15.00	4	0.06
Total.....	12,406	\$85,820	.....	.....	\$893	.....
Average.....	.....	.....	\$6.9	.....	.....	\$0.07
Grand total.....	.....	.....	.....	.....	\$3,853	.....
Average.....	.....	.....	.....	.....	.....	\$0.31

* Not including cost of collection.

TABLE 244. COMPARISON OF LAND VALUES* ON OCCUPIED AND ON VACANT FARMS, SOUTH BRADFORD AREA, 1926

	Number	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms.....	43	5,407	\$45,195	\$8.4	\$94,100	\$17.4
Vacant farms:						
Both buildings usable.....	18	1,646	\$14,950	\$9.1	\$26,425	\$16.1
Only the house usable.....	3	295	1,525	5.2	4,500	15.3
Only the barn usable.....	4	698	4,700	6.7	7,000	10.0
Both buildings unusable.....	14	1,170	6,165	5.3	6,325	5.4
No buildings.....	28	2,504	9,660	3.9	12,150	4.9
Total.....	67	6,313	\$37,000	.....	\$56,400	.....
Average.....	.....	.....	.....	\$5.9	.....	\$8.9
Parcels.....	20	756	\$3,625	\$4.8	\$3,525	\$4.7
Grand total.....	130	12,476	\$85,820	.....	\$154,025	.....
Average.....	.....	.....	.....	\$6.9	.....	\$12.3

* Including buildings.

SUGAR HILL AREA

Location

The Sugar Hill area, comprising about 5000 acres, is located in the township of Orange, Schuyler County. It is the region lying north of Monterey, between Pine Creek and Townsend. A map of the area is shown in figure 10. There is a macadam road running along the southern border, between Monterey and Townsend. The rest of the near-by roads are dirt. The nearest railroad is the Pennsylvania Branch of the New York Central, the nearest station being Watkins, about six miles distant by a dirt road. The same railroad line could be reached at Beaver Dams, eight miles away, by following the valley to the southeast. If the macadam road to the southwest were followed, the nearest station would be on the Erie Railroad at Coopers Plains, about sixteen miles distant.

Description

The highest point within the area is 2080 feet above sea level, and the lowest about 1500 feet. The valleys around the southern half of the area are about 1300 feet in elevation, and the roads leading from them into the area are steep. To the northwest the descent is less abrupt, ending in a valley about 1200 feet in elevation. To the northeast the land slopes off into a plateau from 1200 to 1600 feet in elevation. The average elevation of the 50 farmsteads in the area is 1750 feet above sea level.

There were 21 miles of public roads within the area, but 6 miles were impassable (table 245). Only 4 miles were considered good.

TABLE 245. CONDITION OF ROADS IN SUMMER, SUGAR HILL AREA, 1927

Condition	Miles	Per cent
Good.....	4	19.0
Fair.....	4.5	21.4
Poor.....	6.5	31.0
Unused.....	6	28.6
Total.....	21	100.0

Farm capital

Only 2 farmers in this area had more than 5 cows, the average number per occupied farm being 2.4 (table 246). There were about half as many young stock per farm as cows. The average number of horses per farm was 2.2. Sheep were rather important. There were 8 farmers who kept them, and the average number per farm for these 8 was 38 ewes and 33 lambs. The average number per farm for all occupied farms was about 15 ewes and 13 lambs. Only 3 farmers kept brood sows. About half of the farmers in the area raised hogs for home use. The average number of hens per farm was 43.5. The total value of all livestock was \$17,097, or an average of \$855 per farm.

The total value of farm machinery was \$9105, or \$455 per farm. The land and buildings on the occupied farms were valued at \$38,600, or

TABLE 246. NUMBER AND VALUE OF LIVESTOCK ON 20 OCCUPIED FARMS, SUGAR HILL AREA, 1927

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows.....	47	2.4	\$4,695	\$99.9	\$234.8	27.5
Heifers.....	16	0.8	930	58.1	46.5	5.4
Calves.....	10	0.5	240	24.0	12.0	1.4
Horses.....	43	2.2	4,290	99.8	214.5	25.2
Sheep:						
Ewes.....	307	15.4	4,085	13.3	204.2	24.0
Bucks.....	1	0.05	30	30.0	1.5	0.2
Lambs.....	265	13.2	1,340	5.1	67.0	7.8
Goats.....	6	0.3	75	12.5	3.8	0.4
Hogs:						
Brood sows.....	4	0.2	160	40.0	8.0	0.9
Other hogs.....	14	0.7	150	10.7	7.5	0.9
Pigs.....	4	0.2	25	6.2	1.2	0.1
Poultry:						
Hens.....	870	43.5	945	1.1	47.2	5.5
Geese.....	6	0.3	22	3.7	1.1	0.1
Turkeys.....	11	0.6	110	10.0	5.5	0.6
Total.....			\$17,097		\$854.8	100.0

\$1930 per farm. This makes the average total capital per occupied farm \$3240, of which 60 per cent was in real estate, 26 per cent was in livestock, and 14 per cent was in machinery.

According to the farmers' estimates, the total value of the land and buildings in the entire area was \$60,875, or an average of \$12.20 per acre. There were about 2000 acres with a value of \$10 or less per acre, and about 4000 acres with an average value of \$10 (table 247).

TABLE 247. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, SUGAR HILL AREA, 1927

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
20.....	\$ 2	\$ 50	\$ 2.5	20
100.....	3	300	2.9	120
492.....	4	2,150	4.1	612
250.....	5	1,250	4.4	862
433.....	6	2,475	4.8	1,295
135.....	7	1,000	5.1	1,430
170.....	8	1,400	5.4	1,600
125.....	9	1,100	5.6	1,725
402.....	10	4,050	6.5	2,127
90.....	11	1,000	6.7	2,217
754.....	12	9,100	8.0	2,971
93.....	13	1,200	8.2	3,064
147.....	14	2,000	8.4	3,211
299.....	15	4,500	9.0	3,510
785.....	16	12,500	10.3	4,295
120.....	17	2,000	10.4	4,415
150.....	19	3,000	10.7	4,571
100.....	20	2,000	10.9	4,671
136.....	22	3,000	11.2	4,807
20.....	31	800	11.4	4,833
175.....	34	6,000	12.2	5,008

* Including buildings.

Condition of buildings

On one-fourth of the 50 farmsteads the houses were gone or were not usable, and on nearly half the barns were gone or were not usable (table 248). About half of the usable houses and three-fourths of the usable barns were considered poor.

TABLE 248. CONDITION OF BUILDINGS ON ALL FARMS,* SUGAR HILL AREA, 1927

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	7	14	1	2
Fair.....	13	26	6	12
Poor.....	16	32	20	40
Not usable.....	3	6	6	12
Gone.....	11	22	17	34
Total.....	50	100	50	100

* Based on a tally of all building sites.

Only 7 farmsteads had both a fairly good house and a fairly good barn. Half of the farmsteads had both a usable house and a usable barn, one-fourth had one or the other gone or not usable, and one-fourth had both house and barn gone or not usable (table 249).

TABLE 249. COMBINATIONS OF BUILDINGS ON ALL FARMS,* SUGAR HILL AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	1	2
Good.....	Fair.....	4	8
Fair.....	Good.....	0	0
Fair.....	Fair.....	2	4
Good.....	Poor.....	1	2
Poor.....	Good.....	0	0
Fair.....	Poor.....	8	16
Poor.....	Fair.....	0	0
Poor.....	Poor.....	9	18
Total having both house and barn usable.....		25	50
Good.....	Not usable.....	0	0
Good.....	Gone.....	1	2
Fair.....	Not usable.....	0	0
Fair.....	Gone.....	3	6
Poor.....	Not usable.....	4	8
Poor.....	Gone.....	3	6
Not usable.....	Good.....	0	0
Gone.....	Good.....	0	0
Not usable.....	Fair.....	0	0
Gone.....	Fair.....	0	0
Not usable.....	Poor.....	0	0
Gone.....	Poor.....	2	4
Total having either house or barn gone or not usable.....		13	26
Not usable.....	Not usable.....	1	2
Not usable.....	Gone.....	2	4
Gone.....	Not usable.....	1	2
Gone.....	Gone.....	8	16
Total having both house and barn gone or not usable.....		12	24
Grand total.....		50	100

* Based on a tally of all building sites.

Approximately one-fifth of the vacant farms had both a usable house and a usable barn, while nearly two-thirds had no usable buildings (table 250).

TABLE 250. BUILDINGS ON VACANT FARMS,* SUGAR HILL AREA, 1927

Farmsteads having	Number	Per cent
House usable and barn usable.....	5	20
House usable and barn not usable.....	3	12
House usable and barn gone.....	1	4
House not usable and barn usable.....	0	0
House not usable and barn not usable.....	2	8
House not usable and barn gone.....	4	16
House gone and barn usable.....	1	4
House gone and barn not usable.....	2	8
House gone and barn gone.....	7	28
Total.....	25	100

* Based on survey records.

The people

When this survey was made (July, 1927), 56 persons were living in the entire area of 5000 acres (table 251).

TABLE 251. NUMBER OF PERSONS LIVING ON FARMS, SUGAR HILL AREA, 1927

	Number	Per cent
Men.....	23	41.1
Women.....	19	33.9
Boys.....	9	16.1
Girls.....	5	8.9
Total.....	56	100.0

There were no children on 14 of the 20 occupied farms. One family had 8 children and one family had 2. The other 4 children belonged to four different families. The average age of the boys was 13.6 years and of the girls 8.4 years (table 252). Only 2 boys 20 years old or over were living in the area.

Only 3 occupants¹¹ of the area were under the age of 40 years (table 253). The average age of all occupants was 53.4 years.

Most of the present occupants were located elsewhere in Schuyler County before coming to these farms (table 254). A few came from other counties in New York, while only 1 came from another State. The majority of them had been farmers before coming to this area (table 255).

Practically all of the farmers in this area had been there for some time. The average term of residence was nineteen years (table 256). Only 3 of the farmers had been there for less than five years.

¹¹ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 252. NUMBER AND AGES OF CHILDREN LIVING AT HOME, SUGAR HILL AREA, 1927

Age	Boys	Girls	Total
Under 10 years.....	2	3	5
10 to 14 years.....	2	1	3
15 to 19 years.....	3	1	4
20 years and over.....	2	0	2
Total number.....	9	5	14
Average age (years).....	13.6	8.4	11.7

TABLE 253. AGES OF 20 OCCUPANTS, SUGAR HILL AREA, 1927

Age	Number	Average age
Under 40 years.....	3	(Years) 35.3
40 to 59 years.....	9	48.0
60 years and over.....	8	66.1
Total number.....	20	.....
Average age (years).....	.....	53.4

TABLE 254. PREVIOUS LOCATIONS OF 20 OCCUPANTS, SUGAR HILL AREA

Previous location	Occupants
In Schuyler County.....	13
Other counties of New York.....	6
Other States.....	1

TABLE 255. PREVIOUS EMPLOYMENTS OF 18 OCCUPANTS, SUGAR HILL AREA

Previous employment	Occupants	Previous employment	Occupants
Farmer.....	12	Day laborer.....	1
Carriage maker.....	1	Laborer in salt works.....	1
Street-car conductor.....	1	American Telephone Company clerk.....	1
Railroad station agent.....	1		

TABLE 256. YEARS OF CONTINUOUS RESIDENCE OF 20 OCCUPANTS, SUGAR HILL AREA

Years	Number of occupants	Average years of residence
Less than 5.....	3	3.3
5 to 9.....	3	6.3
10 to 19.....	6	15.3
20 and more.....	8	32.5
Total number.....	20	.....
Average years of residence.....	.....	19.0

Absentee owners

Of 25 owners of vacant farms, 12 had never lived on their farms. The average period of residence of those who had lived on them was about fourteen years. It had been about 11.5 years, on the average, since these owners left.

About one-third of the owners of these vacant farms were located on other farms in Schuyler County (table 257). About two-thirds, who were not farming, were located in a number of different cities, most of which were in New York.

TABLE 257. LOCATIONS OF 24 OWNERS OF VACANT FARMS, SUGAR HILL AREA, 1927

Location	Owners	Location	Owners
Within area.....	1	Dundee.....	1
Other farms in Schuyler County.....	8	Rochester.....	1
Townsend.....	1	New York City.....	1
Watkins.....	5	Philadelphia, Pa.....	1
Elmira.....	3	Los Angeles, Calif.....	1
Corning.....	1		

TABLE 258. OCCUPATIONS OF 19 OWNERS OF VACANT FARMS, SUGAR HILL AREA, 1927

Occupation	Owners	Occupation	Owners
Farmer.....	9	Contractor.....	1
Railroad laborer.....	2	Garage worker.....	1
Day laborer.....	2	Banker.....	1
Highway superintendent.....	1	Retired.....	1
Standard Oil Company clerk.....	1		

Utilization of the land

Records were obtained on 20 occupied farms, 25 vacant farms, and 6 parcels and woodlots (table 259). The average size of the occupied farms was 125 acres.

TABLE 259. CLASSIFICATION OF PROPERTY, SUGAR HILL AREA, 1927

	Number of farms	Total acres	Average acres per farm
Occupied farms.....	20	2,502	125.1
Vacant farms.....	25	2,437	97.5
Parcels and woodlots.....	6	69	11.5
Total.....	51	5,008	.....

Practically all of the occupied farms were purchased by the present owners, only a few of them having been inherited (table 260). Of the vacant farms, 4 were obtained as the result of mortgage foreclosures.

More than one-third of the total area was idle cleared land, nearly one-fourth was pastured, about one-fifth was in crops, and one-sixth was in woods (table 261). On the occupied farms about one-third of the total area was in crops, nearly one-fourth was in pasture, and one-fourth was

TABLE 260. METHODS BY WHICH OWNERSHIP OF FARMS WAS OBTAINED, SUGAR HILL AREA

	Occupied farms	Vacant farms and parcels
Purchased.....	18	21
Inherited.....	2	5
Foreclosed mortgage.....	0	4
Total.....	20	30

TABLE 261. UTILIZATION OF THE LAND, SUGAR HILL AREA, 1926

	Occupied farms		Vacant farms		Parcels and woodlots		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	448	17.9	116	4.8	.....	.....	564	11.3
Other crops.....	379.75	15.2	80.5	3.3	.....	.....	460.25	9.2
Pasture.....	579	23.1	575	23.6	.....	.....	1,154	23.0
Idle land.....	603.5	24.2	1,206.5	49.4	.....	.....	1,810	36.1
Fields.....	393.5	15.7	372	15.3	69	100.0	834.5	16.7
Woodstead.....	98.25	3.9	87	3.6	.....	.....	185.25	3.7
Total.....	2,502	100.0	2,437	100.0	69	100.0	5,008	100.0

idle. Half of the land on the vacant farms was idle. When only the cleared land was considered, nearly two-thirds of the land available for crops and pasture was not being used on the vacant farms, and about one-third on the occupied farms.

Hay comprised a little more than half the acreage of all crops (table 262). Buckwheat was next in importance, comprising about 17 per cent of the total acreage. Potatoes, beans, oats, and oats and barley, were fairly important.

TABLE 262. ACREAGES OF THE DIFFERENT CROPS GROWN, SUGAR HILL AREA, 1926

Crop	Occupied farms	Vacant farms	Total area	Per cent
	(Acres)	(Acres)	(Acres)	
Corn for grain.....	2	.....	2	0.2
Corn for fodder.....	24	.....	24	2.3
Corn for silage.....	4	.....	4	0.4
Potatoes.....	28.75	10.5	39.25	3.8
Beans.....	46	3	49	4.8
Buckwheat.....	128	44	172	16.8
Oats and barley.....	81	.....	81	7.9
Oats.....	47	2	49	4.8
Barley.....	19	3	22	2.1
Rye.....	.....	18	18	1.8
Hay.....	448	116	564	55.1
Total.....	827.75	196.5	1,024.25	100.0

The average yields of all crops except potatoes were lower than the New York State average (table 263). The average yield of hay was only about half of the state average, while the average yield of potatoes was 18 bushels per acre more than the state average. The average yields of potatoes, buckwheat, oats, and hay were 78.3 per cent of the state average.

TABLE 263. YIELDS OF THE PRINCIPAL CROPS, SUGAR HILL AREA, 1926

Crop	Number of farms	Number of acres	Average yield per acre	
			Sugar Hill	New York State
			(Bushels)	(Bushels)
Potatoes.....	22	39.25	134.8	117
Beans.....	6	56	10.1	11.8
Buckwheat.....	17	166	14.6	18.9
Oats and barley.....	6	73	23.6	.....
Oats.....	6	47	23.1	34
Barley.....	5	22	25.2	28.3
			(Tons)	(Tons)
Hay.....	26	564	0.7	1.32

When these yields were weighted by the acreage grown, the average yield was 61.8 per cent of the state average.

Not much farming was being done on the vacant farms. Some stock was pastured on 10 of them, a few crops were put in on 7, and hay was cut on 9.

There were 11 lots fenced and available for pasture on the vacant farms, comprising 379 acres. The fences around 4 of these lots were considered good, around 6 they were fair, and around 1 they were poor.

Abandonment in this area had been going on gradually for some time. On the average, the vacant farms had been unoccupied for about ten years (table 264).

TABLE 264. STAGES IN THE ABANDONMENT OF VACANT FARMS, SUGAR HILL AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1926.....	0	3	10	7	9
1925.....	1	4	2	5	3
1924.....	2	3	0	1	1
1923.....	3	1	1	1	0
1922.....	4	0	1	0	1
1921.....	5	1	0	1	1
1920.....	6	0	1	1	1
1919.....	7	1	0	1	0
1918.....	8	0	1	1	2
1917.....	9	3	2	3	1
	10	1	2	1	2
	15	1	2	1	2
	20	1	0	0	1
	25	2	1	1	0
	30	2	1	0	0
	35	1	0	0	0
Total number of farms.....		24	24	24	24
Average number of years since operation was discontinued.....		10.1	6.1	4.7	4.8

A comparison of the crops grown in 1926 and 1927 on 17 occupied farms shows a decrease in the acreage of buckwheat and in that of oats to be the only changes of any importance (table 265).

TABLE 265. COMPARISON OF CROPS GROWN IN 1926 AND IN 1927 ON 17 OCCUPIED FARMS, SUGAR HILL AREA

Crop	Acres			
	1926	1927	Increase	Decrease
Corn for grain.....	2	.....	.....	2
Corn for fodder.....	23	14.5	.....	8.5
Potatoes.....	24.25	25	0.75	.....
Field beans.....	46	53	7	.....
Buckwheat.....	120	29	.....	91
Oats and barley.....	64	80	16	.....
Oats.....	47	21	.....	26
Barley.....	19	21	2	.....
Hay.....	376	394	18	.....
Total.....	721.25	637.5	43.75	127.5

Taxation

The total assessed valuation of this area was \$29,275, or an average of \$5.90 per acre (table 266). The town, county, and state tax averaged 23 cents per acre and the school tax 5 cents per acre, making a total average tax of 28 cents per acre. This tax represents 4.8 per cent of the assessed value, and 2.3 per cent of the farmers' estimated value, of all farms.

TABLE 266. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, SUGAR HILL AREA, 1926

	Number of acres	Assessed valuation		Tax rate per \$1000 valuation	Taxes*	
		Total	Per acre		Total	Per acre
Town, county, and state tax:						
Orange.....	4,968	\$29,275	\$5.9	\$38.78	\$1,135	\$0.23
School tax:						
Orange:						
District 3.....	350	\$ 1,600	\$4.6	\$ 6.00	\$10	\$0.03
District 4.....	896	5,675	6.3	6.00	34	0.04
District 9.....	1,179	6,250	5.3	12.00	75	0.06
District 14.....	100	600	6.0	15.80	9	0.09
District 16.....	709	4,450	6.3	15.00	67	0.09
District 17.....	1,734	10,700	6.2	7.30	78	0.04
Total.....	4,968	\$29,275	.....	.....	\$273	.....
Average.....	.....	.....	\$5.9	.....	.....	\$0.05
Grand total.....	.....	.....	.....	.....	\$1,408	\$0.28

* Not including cost of collection.

The average assessed value of occupied farms in this area was \$6.50 per acre, and of vacant farms with both buildings usable \$5.30 per acre (table 267). The average assessed value of all vacant farms was \$5.20 per acre, and of the woodlots \$4 per acre. On the average, the occupied farms were assessed at 42 per cent of their estimated value and the vacant farms at 58 per cent. The average assessed value of all property was 48 per cent of its estimated value.

TABLE 267. COMPARISON OF LAND VALUES* ON OCCUPIED AND ON VACANT FARMS, SUGAR HILL AREA, 1926

	Number	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms.....	20	2,502	\$16,275	\$6.5	\$38,600	\$15.4
Vacant farms:						
Both buildings usable.....	5	525	\$2,800	\$5.3	\$5,750	\$11.0
Only the house usable.....	4	398	2,350	5.9	3,650	9.2
Only the barn usable.....	1	133	600	4.5	600	4.5
Both buildings unusable.....	8	706	3,275	4.6	6,950	9.8
No buildings.....	7	675	3,700	5.5	5,050	7.5
Total.....	25	2,437	\$12,725	.....	\$22,000	.....
Average.....	.....	.....	.....	\$5.2	.....	\$9.0
Parcels.....	6	69	\$275	\$4.0	\$275†	\$4.0†
Grand total.....	51	5,008	\$29,275	.....	\$60,875	.....
Average.....	.....	.....	.....	\$5.8†	.....	\$12.2

* Including buildings.

† As the acreage based on the farmers' estimates is a little higher than that taken from the assessment book, the assessed valuation per acre is reported here as \$5.8 instead of \$5.9 as shown in table 266.

‡ Estimates were not obtained on these six woodlots, and therefore the assessed valuation was used.

VIRGIL AREA

Location

The Virgil area, comprising more than 11,000 acres, is located in the townships of Cortlandville, Virgil, Harford, and Lapeer, in Cortland County. The area is not continuous, but is broken up into three separate units by intervening valleys. The upper unit, known as Tuller Hill and Snyder Hill and containing about 3500 acres, is located north of the road from Virgil to Messengerville and south of Blodgett Mills. The center unit, known as South Hill and containing about 5000 acres, is located south of the Virgil-Messengerville road, east of Franks Corners, and northwest of Lapeer and Hunts Corners. The lower unit, of about 2500 acres, is directly south of Franks Corners and north of Harford, and is separated from the center unit by a narrow valley. A map of the area is shown in figure 11. The railroad stations available would be the Lehigh Valley stations at Harford and Dryden, the Lehigh Valley and Delaware, Lackawanna and Western stations at Cortland, and the Delaware, Lackawanna and Western stations at Blodgett Mills, Messengerville, and Marathon. None of these stations are very distant in actual mileage, but the difference in elevation is considerable.

Description

The highest point in the upper unit is 2130 feet above sea level, in the center unit 2133 feet, and in the lower unit 2028 feet. The valleys separating the different units are between 1300 and 1400 feet in elevation. The main valleys at Harford, Cortland, and Marathon range from 1000 to 1200 feet above sea level. The average elevation of the farmsteads in the upper unit is 1680 feet, in the center unit 1860 feet, and in the lower unit 1730 feet.

The soil map of Cortland County, made in 1916, shows the predominant

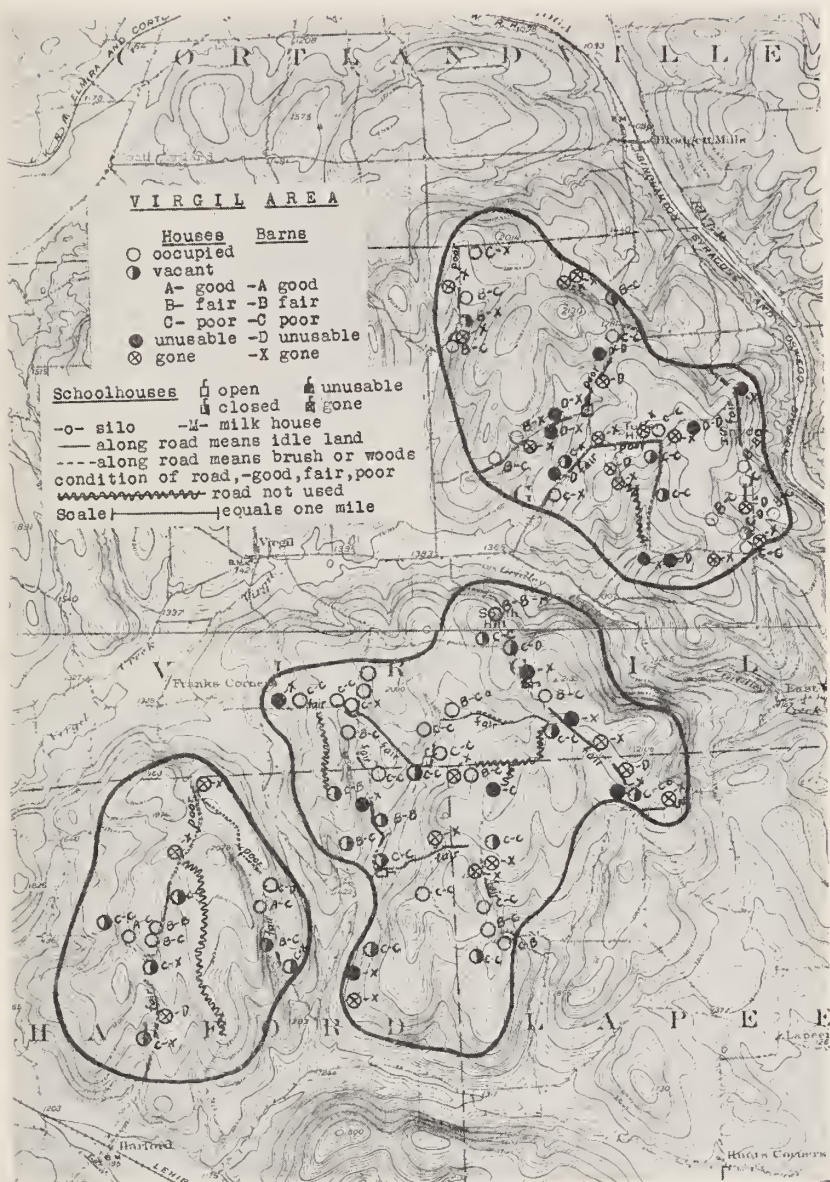


FIGURE 11. VIRGIL AREA

soils in this area to be Lordstown silt loam and Lordstown stony silt loam (table 268). If the topographic distinction had been made in the Cortland County soil survey, much of this Lordstown stony silt loam would undoubtedly have been classed as the steep phase.

TABLE 268. SOIL TYPES, VIRGIL AREA

	Per cent
Lordstown silt loam.....	44
Lordstown stony silt loam.....	39
Volusia silt loam.....	12
Volusia stony silt loam.....	4
Volusia silty clay loam.....	1
	100

There were 39 miles of public roads in this area (table 269). None of these roads were considered good, and 5 miles were impassable.

TABLE 269. CONDITION OF ROADS IN SUMMER, VIRGIL AREA, 1927

Condition	Miles	Per cent
Good.....	0	0.0
Fair.....	18	46.3
Poor.....	16	40.9
Unused.....	5	12.8
Total.....	39	100.0

Farm capital

The total value of the livestock in this area was \$32,364, or \$875 per farm (table 270). There were 7 farmers who had 10 or more cows, while 13 farmers had none. Most of these 13 were in the upper unit, near Cortland. There were nearly as many young cattle in the area as there

TABLE 270. NUMBER AND VALUE OF LIVESTOCK ON 37 OCCUPIED FARMS, VIRGIL AREA, 1927

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows.....	167	4.5	\$15,855	\$94.9	\$428.5	49.1
Heifers.....	84	2.3	3,850	45.8	104.1	11.9
Calves.....	53	1.4	1,080	20.4	29.2	3.3
Bulls.....	15	0.4	710	47.3	19.2	2.2
Horses.....	96	2.6	8,195	85.4	221.5	25.3
Hogs:						
Brood sows.....	12	0.3	595	49.6	16.1	1.8
Boars.....	2	.....	80	40.0	2.2	0.2
Other hogs.....	24	0.6	473	19.7	12.8	1.5
Pigs.....	24	0.6	165	6.9	4.5	0.5
Poultry:						
Hens.....	1,412	38.1	1,317	0.9	35.6	4.1
Ducks.....	11	0.3	13	1.2	0.4	.....
Geese.....	14	0.4	31	2.2	0.8	0.1
Total.....	.....	.....	\$32,364	.....	\$874.7	100.0

were cows. Only 5 farmers kept brood sows, but a number raised a few hogs for home use. There were 25 farmers who kept hens, but only 5 of them had flocks of 100 or more, the largest flock numbering 175. The average number of hens per farm was 38.

The total value of farm machinery, including trucks and tractors, was \$17,000, or \$459 per farm. The land and buildings on the occupied farms were valued at \$77,100, or an average of \$2084 per occupied farm. This makes the total capital per occupied farm \$3418, of which 61 per cent was in real estate, 26 per cent was in livestock, and 13 per cent was in machinery.

According to the farmers' estimates, the total value of the land and buildings in the entire area was \$146,735, or \$13.10 per acre. There were about 6500 acres with a value of \$10 or less per acre, and more than 9000 acres with an average value of \$10 (table 271).

TABLE 271. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, VIRGIL AREA, 1927

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
100.....	\$ 3	\$ 300	\$ 3.0	100
100.....	4	400	4.0	200
258.....	5	1,295	4.1	548
500.....	6	3,025	5.0	1,048
1,194.....	7	8,250	6.0	2,242
1,330.....	8	10,550	6.7	3,572
2,032.....	9	17,925	7.5	5,604
844.....	10	8,495	7.8	6,448
252.....	11	2,850	8.0	6,700
621.....	12	7,400	8.3	7,321
270.....	13	3,600	8.5	7,591
454.....	14	6,400	8.8	8,045
155.....	15	2,300	8.9	8,200
210.....	16	3,300	9.1	8,410
447.....	17	7,500	9.5	8,857
143.....	18	2,600	9.6	9,000
216.....	20	4,300	9.8	9,216
97.....	21	2,000	10.0	9,313
348.....	22	7,700	10.4	9,661
188.....	24	4,500	10.7	9,849
158.....	25	4,000	10.9	10,007
284.....	27	7,700	11.3	10,291
542.....	30	16,600	12.3	10,833
182.....	38	7,000	12.7	11,015
87.....	40	3,500	12.9	11,102
72.....	42	3,000	13.1	11,174

* Including buildings.

Condition of buildings

On about two-fifths of the 99 farmsteads the houses were gone or were not usable, and on nearly three-fifths the barns were gone or were not usable (table 272). Nearly two-thirds of the usable houses and practically all of the usable barns were considered poor.

Only 4 farmsteads had both a fairly good house and a fairly good barn. Nearly half of the farmsteads had both a usable house and a usable barn. less than one-fifth had one or the other gone or not usable, and two-fifths had both house and barn gone or not usable (table 273).

TABLE 272. CONDITION OF BUILDINGS ON ALL FARMS,* VIRGIL AREA, 1927

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	2	2.0	0	0.0
Fair.....	20	20.2	6	6.0
Poor.....	36	36.4	39	39.4
Not usable.....	15	15.2	13	13.1
Gone.....	26	26.2	41	41.5
Total.....	99	100.0	99	100.0

* Based on a tally of all building sites.

TABLE 273. COMBINATIONS OF BUILDINGS ON ALL FARMS,* VIRGIL AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	0	0.0
Good.....	Fair.....	0	0.0
Fair.....	Good.....	0	0.0
Fair.....	Fair.....	4	4.0
Good.....	Poor.....	2	2.0
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	14	14.2
Poor.....	Fair.....	2	2.0
Poor.....	Poor.....	22	22.2
Total having both house and barn usable.....		44	44.4
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	0	0.0
Fair.....	Not usable.....	0	0.0
Fair.....	Gone.....	2	2.0
Poor.....	Not usable.....	4	4.0
Poor.....	Gone.....	8	8.2
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	0	0.0
Not usable.....	Poor.....	1	1.0
Gone.....	Poor.....	0	0.0
Total having either house or barn gone or not usable.....		15	15.2
Not usable.....	Not usable.....	4	4.0
Not usable.....	Gone.....	10	10.1
Gone.....	Not usable.....	5	5.1
Gone.....	Gone.....	21	21.2
Total having both house and barn gone or not usable.....		40	40.4
Grand total.....		99	100.0

* Based on a tally of all building sites.

Approximately one-fourth of the vacant farms had both a usable house and a usable barn, while nearly three-fifths had no buildings that were usable (table 274).

The people

When this survey was made (June, 1927), 143 persons were living in the entire area of more than 11,000 acres (table 275).

There were 46 boys in the area, but only 2 were 20 years old or over (table 276). The average age of all boys was 9 years. The average number of children living at home, per family having children, was 3 (table 277). There were no children on 13 of the 37 occupied farms.

TABLE 274. BUILDINGS ON VACANT FARMS, VIRGIL AREA, 1927

Farmsteads having	Number	Per cent
House usable and barn usable.....	15	27.8
House usable and barn not usable.....	4	7.4
House usable and barn gone.....	2	3.7
House not usable and barn usable.....	1	1.9
House not usable and barn not usable.....	8	14.7
House not usable and barn gone.....	4	7.4
House gone and barn usable.....	1	1.9
House gone and barn not usable.....	4	7.4
House gone and barn gone.....	15	27.8
Total.....	54	100.0

TABLE 275. NUMBER OF PERSONS LIVING ON FARMS, VIRGIL AREA, 1927

	Number	Per cent
Men.....	40	28.0
Women.....	30	21.0
Boys.....	46	32.1
Girls.....	27	18.9
Total.....	143	100.0

TABLE 276. NUMBER AND AGES OF CHILDREN LIVING AT HOME, VIRGIL AREA, 1927

Age	Boys	Girls	Total
Under 10 years.....	27	14	41
10 to 14 years.....	10	6	16
15 to 19 years.....	7	6	13
20 years and over.....	2	1	3
Total number.....	46	27	73
Average age (years).....	9.0	8.9	8.9

TABLE 277. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, VIRGIL AREA, 1927

Number of children in the family	Number of families	Total number of children
1.....	7	7
2.....	6	12
3.....	3	9
4.....	2	8
5.....	2	10
6.....	2	12
7.....	1	7
8.....	1	8
Total.....	24	73
Average per family.....		3.0

Only 7 occupants¹² of the area were under the age of 40 years (table 278). The occupants in the northern unit were considerably younger than those in the other units, as 5 of the 7 under 40 years of age were in this part,

¹² The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 278. AGES OF 35 OCCUPANTS, VIRGIL AREA, 1927

Age	Number of occupants	Average age
		(Years)
Under 40 years.....	7	32.1
40 to 59 years.....	18	47.1
60 years and over.....	10	68.3
Total number.....	35	.....
Average age (years).....		50.2

and only 1 of the 10 who were 60 years old or over. The average age of all occupants was 50.2 years.

A number of the present occupants came into the area from outside the State, but the majority were natives of the region (table 279). Most of them had farmed before (table 280).

TABLE 279. PREVIOUS LOCATIONS OF 36 OCCUPANTS, VIRGIL AREA

Previous location	Occupants
Within the area.....	12
Other parts of Cortland County.....	9
Other counties in New York.....	5
Other States.....	10

TABLE 280. PREVIOUS EMPLOYMENTS OF 34 OCCUPANTS, VIRGIL AREA

Previous employment	Occupants	Previous employment	Occupants
Farmer.....	24	Contractor.....	1
Day laborer.....	4	Mechanic.....	1
Miner.....	2	Shop worker.....	1
Laborer in milk factory.....	1		

There were 12 occupants who had been in the area for less than five years, and 5 who had been there for thirty years or more (table 281). Practically all of the occupants in the upper unit had been there for less than ten years, while most of those in the other two units had been there for more than ten years. The average term of continuous residence of all occupants was fourteen years.

TABLE 281. YEARS OF CONTINUOUS RESIDENCE OF 37 OCCUPANTS, VIRGIL AREA, 1927

Years	Number of occupants	Average years of residence
Less than 5.....	12	1.5
5 to 9.....	7	7.6
10 to 19.....	6	14.7
20 to 29.....	7	22.0
30 and more.....	5	41.4
Total number.....	37	.....
Average years of residence.....		14.0

Absentee owners

Most of the owners of the vacant farms were located on other farms in Cortland County (tables 282 and 283).

TABLE 282. LOCATIONS OF 55 OWNERS OF VACANT FARMS AND PARCELS, VIRGIL AREA, 1927

Location	Owners
Cortland Township.....	10
Virgil Township.....	11
Harford Township.....	7
Lapeer Township.....	1
Other townships in Cortland County.....	6
Other counties in New York.....	7
Other States.....	4

TABLE 283. OCCUPATIONS OF 41 OWNERS OF VACANT FARMS AND PARCELS, VIRGIL AREA, 1927

Occupation	Owners	Occupation	Owners
Farmer.....	25	Laborer in factory.....	1
Garage worker.....	4	Furniture dealer.....	1
Day laborer.....	3	Junk dealer.....	1
Real-estate dealer.....	1	Banker.....	1
Fireman.....	1	Sawmill operator.....	1
Foreman in factory.....	1	Retired.....	1

Of 45 owners of vacant farms, only 18 had ever lived on them. The average term of residence of these 18 owners was 14.5 years, and it had been ten years, on the average, since they left.

Utilization of the land

Records were obtained on 37 occupied farms, 54 vacant farms, and 62 parcels and woodlots (table 284). The smallest unit, just north of Harford, contained a large number of small woodlots.

TABLE 284. CLASSIFICATION OF PROPERTY, VIRGIL AREA, 1927

	Number of farms	Total acres	Average acres per farm
Occupied farms.....	37	4,150	112.2
Vacant farms.....	54	5,143	95.2
Parcels and woodlots.....	62	1,881	30.3
Total.....	153	11,174	.....

Most of the farms were purchased (table 285). A number were inherited, and a few of the vacant farms were obtained as the result of mortgage foreclosures.

More than two-fifths of this area was in woods (table 286), owing to the large number of small woodlots owned by outsiders. The rest of the land was divided about equally between crops, pasture, and idle land. On the occupied farms nearly one-fourth of the land was in hay and 8 per cent

TABLE 285. METHODS BY WHICH OWNERSHIP OF FARMS WAS OBTAINED, VIRGIL AREA

	Occupied farms	Vacant farms
Purchased.....	26	32
Inherited.....	5	10
Foreclosed mortgage.....	0	6
Traded.....	2	1
Total.....	33	49

TABLE 286. UTILIZATION OF THE LAND, VIRGIL AREA, 1926

	Occupied farms		Vacant farms		Parcels		Total	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Hay.....	943	22.7	615	12.0	34	1.8	1,592	14.2
Other crops.....	352.25	8.5	124.5	2.4	.....	.....	476.75	4.3
Pasture.....	904.5	21.8	1,087	21.1	.....	.....	1,991.5	17.8
Idle land.....	988.5	23.9	1,269	24.7	56	3.0	2,313.5	20.7
Woods.....	844	20.3	1,036	37.6	1,791	95.2	4,571	40.9
Farmstead.....	117.75	2.8	111.5	2.2	.....	.....	229.25	2.1
Total.....	4,150	100.0	5,143	100.0	1,881	100.0	11,174	100.0

was in other crops. About one-fourth of the land was idle on both the occupied and the vacant farms.

When only the cleared land was considered, it was found that more than one-third of it was idle. On the vacant farms this idle land represented about two-fifths of the total cleared land, and on the occupied farms nearly one-third.

More than three-fourths of the crop acreage was in hay (table 287). Oats, oats and barley, buckwheat, and potatoes were important also.

TABLE 287. ACREAGES OF THE DIFFERENT CROPS GROWN, VIRGIL AREA, 1926

Crop	Occupied farms	Vacant farms	Total area	Per cent
	(Acres)	(Acres)	(Acres)	
Corn for fodder.....	15.25	.....	15.25	0.7
Corn for silage.....	23	.....	23	1.1
Potatoes.....	61.25	16	77.25	3.8
Cabbage.....	15	2	17	0.8
Buckwheat.....	77	41.5	118.5	5.8
Oats and barley.....	58.5	5	63.5	3.1
Oats.....	90.75	60	150.75	7.4
Millet.....	11.5	.....	11.5	0.6
Hay.....	943	615	1,558	76.7
Total.....	1,295.25	739.5	2,034.75	100.0

The yield of oats and barley and the yield of potatoes were relatively better than the yields of other crops (table 288). When compared with New York State averages, the yields of the four principal crops, potatoes, buckwheat, oats, and hay, in this area, averaged 75.6 per cent. When these yields were weighted by the acreage grown, the average yield was 65.5 per cent of the state average.

TABLE 288. YIELDS OF THE PRINCIPAL CROPS, VIRGIL AREA, 1926

Crop	Number of farms	Number of acres	Average yield per acre	
			Virgil	New York State
			(Bushels)	(Bushels)
Potatoes.....	30	70.25	112.6	117
Buckwheat.....	18	97.5	13.4	18.9
Oats and barley.....	6	63.5	37.8	.....
Oats.....	16	122.25	24.7	34
			(Tons)	(Tons)
Hay.....	50	1,337	0.83	1.32

Most of the vacant farms were being used to some extent in 1926. Some stock was pastured on 21 of these farms, plowing was done on 19, and hay was cut on 30. There were only 1470 acres fenced and available for pasture on the vacant farms. The estimated carrying capacity was 3.5 acres to 1 cow. Of 52 pasture lots, there were 23 around which the fences were considered good, 20 where they were fair, and 9 where they were poor.

Abandonment started in this area forty years ago (table 289). The average period of vacancy for these farms was 12.1 years.

TABLE 289. STAGES IN THE ABANDONMENT OF VACANT FARMS, VIRGIL AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1926.....	0	2	21	19	30
1925.....	1	5	2	2	3
1924.....	2	9	8	12	7
1923.....	3	3	3	4	4
1922.....	4	0	0	0	1
1921.....	5	4	5	3	2
1920.....	6	2	2	3	0
1919.....	7	0	0	1	0
1918.....	8	1	0	1	0
1917.....	9	1	1	1	0
	10	4	2	1	0
	12	2	1	0	1
	15	3	0	0	0
	20	8	5	2	1
	25	5	1	1	1
	30	1	0	0	0
	35	2	0	1	1
	40	2	0	0	0
Total number of farms.....		54	51	51	51
Average number of years since operation was discontinued.....		12.1	4.5	4.0	2.6

A comparison of crops grown in 1926 and 1927 on 35 farms shows a decrease in cabbage, buckwheat, and hay, and an increase in all other crops (table 290). None of the changes were important.

Taxation

The total assessed valuation of this area was \$103,755, or an average of \$9.30 per acre (table 291). The town, county, and state tax per acre averaged 32 cents and the school tax per acre 8 cents, making a total average

TABLE 290. COMPARISON OF CROPS GROWN IN 1926 AND IN 1927,* VIRGIL AREA

Crop	Acres			
	1926	1927	Increase	Decrease
Corn for grain.....		1	1	
Corn for fodder.....	3	5	2	
Corn for silage.....	16	16		
Potatoes.....	17.25	31.25	14	
Cabbage.....	7	1.5		5.5
Beans.....		0.5	0.5	
Buckwheat.....	55.5	40.5		15
Oats and barley.....	14	53.5	39.5	
Oats.....	27	39	12	
Barley.....		6	6	
Wheat.....		1.5	1.5	
Hay.....	399	367.5		31.5
Total.....	538.75	563.25	76.5	52

* Comparable information was obtained only on the 15 occupied farms and the 20 vacant farms in the upper unit.

TABLE 291. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, VIRGIL AREA, 1926

	Number of acres	Assessed valuation		Tax rate per \$1000 valuation	Taxes*	
		Total	Per acre		Total	Per acre
Town, county, and state tax:						
Cortlandville.....	178	\$ 1,800	\$10.1	\$23.43	\$ 42	\$0.24
Virgil.....	4,987	49,755	10.0	38.25	1,903	0.38
Lapeer.....	2,243	22,675	10.1	28.68	650	0.29
Harford.....	3,798	29,525	7.8	33.20	980	0.26
Total.....	11,206	\$103,755	.....	.....	\$3,575	.....
Average.....	.....	.....	\$9.3	.....	.....	\$0.32
School tax:						
Cortlandville, District 1.....	178	\$ 1,800	\$10.1	\$ 8.50	\$ 15	\$0.08
Virgil:						
District 2.....	167	1,700	10.2	14.19	24	0.14
District 3.....	2,105	20,105	9.6	5.00	101	0.05
District 4.....	1,181	15,075	12.8	10.00	151	0.13
District 5.....	45	500	11.1	10.00	5	0.11
District 10.....	2,169	19,800	9.1	5.00	99	0.05
District 12.....	272	3,550	13.0	13.50	48	0.18
District 13.....	258	2,850	11.0	15.60	43	0.17
Lapeer, District 3.....	1,471	11,725	8.0	10.00	117	0.08
Harford:						
District 1.....	288	2,050	7.1	10.00	20	0.07
District 2.....	348	2,575	7.4	7.00	18	0.05
District 3.....	1,325	11,200	8.5	8.00	90	0.07
District 7.....	1,399	10,825	7.7	20.00	216	0.15
Total.....	11,206	\$103,755	.....	.....	\$947	.....
Average.....	.....	.....	\$9.3	.....	.....	\$0.08
Grand total.....	.....	.....	.....	.....	\$4,522	\$0.40

* Not including cost of collection.

tax of 40 cents per acre. This tax represents 4.4 per cent of the assessed value and 3.1 per cent of the farmers' estimated value.

The occupied farms in this area were assessed at an average of 60 per cent of their estimated value, the vacant farms at 79 per cent, and all property at 71 per cent (table 292).

TABLE 292. COMPARISON OF LAND VALUES* ON OCCUPIED AND ON VACANT FARMS, VIRGIL AREA, 1926

	Num- ber	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms.....	37	4,150	\$45,975	\$11.1	\$77,100	\$18.6
Vacant farms:						
Both buildings usable.....	15	1,552	\$14,275	\$9.2	\$22,500	\$14.5
Only the house usable.....	6	580	4,375	7.5	5,070	8.7
Only the barn usable.....	2	104	775	7.5	1,000	9.6
Both buildings unusable.....	16	1,721	14,075	8.2	17,075	9.9
No buildings.....	15	1,186	8,980	7.6	8,015	6.8
Total.....	54	5,143	\$42,480	.....	\$53,660	.....
Average.....				\$8.3		\$10.4
Parcels and woodlots.....	{ 12 50†	657 1,224	\$4,775 \$10,525	\$7.3 \$8.6	\$5,450 \$10,525	\$8.3 \$8.6
Grand total.....	153	11,174	\$103,755	.....	\$146,735	.....
Average.....				\$9.3		\$13.1

* Including buildings.

† All figures are based on assessed valuation for these 50 woodlots.

SMYRNA AREA

Location

The Smyrna area, comprising nearly 10,000 acres, is located in the townships of Otselic and Smyrna, Chenango County. It is the region lying south of Otselic and Bonney, west of Upperville and Smyrna, north of Beaver Meadows, and east of Otselic Center. A map of the area is shown in figure 12. There is a macadam road around all but the southeastern part of the area. The New York, Ontario and Western Railroad has a station at Smyrna, about five miles from the center of the area, and the Delaware, Lackawanna and Western Railroad has one at Sherburne, about nine miles distant.

Description

The highest point within the area is 1970 feet above sea level, and the lowest is about 1500 feet. The macadam roads outside the area range in elevation from about 1350 feet to 1700 feet. Much of the farming along these roads is not greatly different from that within the area outlined, because of this high elevation and the narrowness of the valleys. The entrance into this area is not so difficult as are the entrances into many of the other areas, because the change in elevation from valley to hilltop is not so great nor so abrupt. The average elevation of the 86 farmsteads is 1700 feet.

The soil map of Chenango County, made in 1918, shows the predominant soils in this area to be Lordstown silt loam and Wooster silt loam (table 293).

There were 33 miles of public roads in this area (table 294). While none of the roads were considered good, practically all of them were fair. About 3 miles were impassable.



FIGURE 12. MULLER HILL, LEBANON, AND SMYRNA AREAS

TABLE 293. SOIL TYPES, SMYRNA AREA

	Per cent
Lordstown silt loam.....	57
Wooster silt loam.....	27
Volusia stony silt loam.....	6
Lordstown stony silt loam.....	5
Meadow.....	2
Volusia silt loam.....	1
Wooster stony silt loam.....	1
Wooster gravelly silt loam.....	1
	100

TABLE 294. CONDITION OF ROADS IN SUMMER, SMYRNA AREA, 1927

Condition	Miles	Per cent
Good.....	0	0
Fair.....	25	75.7
Poor.....	5	15.2
Unused.....	3	9.1
Total.....	33	100.0

Farm capital

The total value of the livestock in this area was \$42,800, or \$1189 per farm (table 295). There were 10 farmers who had 10 cows or more, the average number of cows per farm for all occupied farms being 6.1. There was an average of 4 head of young stock per farm. About one-third of the farmers had bulls. The cattle represented 68 per cent of the value of all livestock. There was 1 farmer who had 80 ewes, and 3 other farmers had about 30 ewes each. The average number of sheep per farm for all farms was about 5 ewes and 4 lambs. A few hogs were raised for home use. Only 6 farmers had brood sows. There were 9 farmers who had 100 or

TABLE 295. NUMBER AND VALUE OF LIVESTOCK ON 36 OCCUPIED FARMS, SMYRNA AREA, 1927

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows.....	218	6.1	\$22,280	\$102.2	\$618.9	52.1
Heifers.....	102	2.8	5,560	54.5	154.4	13.0
Calves.....	45	1.2	640	14.2	17.8	1.5
Bulls.....	12	0.3	570	47.3	15.8	1.3
Horses.....	83	2.3	8,305	100.1	230.7	19.4
Sheep:						
Ewes.....	188	5.2	2,145	11.4	59.6	5.0
Bucks.....	5	0.1	70	13.8	1.9	0.2
Lambs.....	145	4.0	145	10.0	4.0	0.3
Hogs:						
Brood sows.....	10	0.3	380	38.0	10.6	0.9
Other hogs.....	11	0.3	210	19.1	5.8	0.5
Pigs.....	16	0.4	115	7.2	3.2	0.3
Poultry:						
Hens.....	2,241	62.2	2,240	1.0	62.2	5.2
Ducks.....	36	1.0	40	1.1	1.1	0.1
Turkeys.....	10	0.3	100	10.0	2.8	0.2
Total.....			\$42,800		\$1,188.9	100.0

more hens. The largest flock numbered 300, the average for all farms being 62.2 hens.

The total value of all farm machinery was \$13,980, or \$388 per farm. The land and buildings on the occupied farms were valued at \$69,250, or \$1924 per farm. This makes the average total capital per occupied farm \$3501, of which 55 per cent was in real estate, 34 per cent was in livestock, and 11 per cent was in machinery.

The farmers' estimated value of the land and buildings in this area was \$107,700, or \$11.30 per acre. There were about 5500 acres with a value of \$10 or less per acre, and about 9000 acres with an average value of \$10 (table 296).

TABLE 296. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, SMYRNA AREA, 1927

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
425.....	\$ 1	\$ 425	\$ 1.0	425
145.....	2	275	1.2	570
405.....	4	1,700	2.4	1,035
I, 273.....	5	6,525	3.9	2,308
603.....	6	3,900	4.3	2,971
428.....	7	3,000	4.7	3,399
227.....	8	1,925	4.9	3,626
988.....	9	8,900	5.8	4,614
843.....	10	8,340	6.4	5,457
629.....	11	6,950	6.9	6,086
715.....	12	8,500	7.4	6,801
139.....	13	1,800	7.5	6,940
269.....	14	3,750	7.8	7,209
110.....	15	1,650	7.9	7,319
264.....	17	4,500	8.2	7,583
280.....	18	5,000	8.5	7,863
80.....	19	1,500	8.6	7,943
524.....	20	10,400	9.2	8,467
361.....	21	7,500	9.8	8,828
93.....	22	2,000	9.9	8,921
80.....	25	2,000	10.1	9,001
260.....	27	7,000	10.5	9,261
50.....	28	1,400	10.6	9,311
70.....	29	2,000	10.8	9,381
108.....	37	4,000	11.1	9,489
51.....	39	2,000	11.2	9,540
16.....	44	700	11.3	9,556

* Including buildings.

Condition of buildings

On more than one-fourth of the 86 farmsteads the houses were gone or were not usable, and on about the same number the barns were gone or were not usable (table 297). Nearly half of the usable houses and more than three-fourths of the usable barns were considered poor.

Only 12 farmsteads had both a fairly good house and a fairly good barn. About two-thirds of the farmsteads had both a usable house and a usable barn, about one-sixth had one or the other gone or not usable, and one-fifth had both house and barn gone or not usable (table 298).

Nearly half of the vacant farms had both a usable house and a usable barn, while about one-third had no usable buildings (table 299).

TABLE 297. CONDITION OF BUILDINGS ON ALL FARMS,* SMYRNA AREA, 1927

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	10	11.6	3	3.5
Fair.....	23	26.7	11	12.8
Poor.....	28	32.6	48	55.7
Not usable.....	6	7.0	4	4.7
Gone.....	19	22.1	20	23.3
Total.....	86	100.0	86	100.0

* Based on a tally of all building sites.

TABLE 298. COMBINATIONS OF BUILDINGS ON ALL FARMS,* SMYRNA AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	2	2.3
Good.....	Fair.....	4	4.6
Fair.....	Good.....	1	1.2
Fair.....	Fair.....	5	5.8
Good.....	Poor.....	4	4.6
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	17	19.8
Poor.....	Fair.....	2	2.3
Poor.....	Poor.....	20	23.2
Total having both house and barn usable.....		55	64.0
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	0	0.0
Fair.....	Not usable.....	0	0.0
Fair.....	Gone.....	0	0.0
Poor.....	Not usable.....	2	2.3
Poor.....	Gone.....	4	4.6
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	0	0.0
Not usable.....	Poor.....	2	2.3
Gone.....	Poor.....	5	5.8
Total having either house or barn gone or not usable.....		13	15.1
Not usable.....	Not usable.....	1	1.2
Not usable.....	Gone.....	3	3.5
Gone.....	Not usable.....	1	1.2
Gone.....	Gone.....	13	15.1
Total having both house and barn gone or not usable.....		18	20.9
Grand total.....		86	100.0

* Based on a tally of all building sites.

TABLE 299. BUILDINGS ON VACANT FARMS,* SMYRNA AREA, 1927

Farmsteads having	Number	Per cent
House usable and barn usable.....	19	48.7
House usable and barn not usable.....	3	7.7
House usable and barn gone.....	0	0.0
House not usable and barn usable.....	2	5.1
House not usable and barn not usable.....	3	7.7
House not usable and barn gone.....	2	5.1
House gone and barn usable.....	3	7.7
House gone and barn not usable.....	1	2.6
House gone and barn gone.....	6	15.4
Total.....	39	100.0

*Based on survey records.

The people

When this survey was made (June, 1927), only 116 persons were living in the entire area of nearly 10,000 acres (table 300).

TABLE 300. NUMBER OF PERSONS LIVING ON FARMS, SMYRNA AREA, 1927

	Number	Per cent
Men.....	39	33.6
Women.....	30	25.9
Boys.....	24	20.7
Girls.....	23	19.8
Total.....	116	100.0

Only 3 boys were 20 years old or over (table 301). Half of the children were under 10 years of age, the average age of all children being 9.8 years. The average number of children per family was 2.9 for those families having children living at home (table 302). There were no children on 20 of the 36 occupied farms.

TABLE 301. NUMBER AND AGES OF CHILDREN LIVING AT HOME, SMYRNA AREA, 1927

	Boys	Girls	Total
Under 10 years.....	12	12	24
10 to 14 years.....	6	7	13
15 to 19 years.....	3	4	7
20 years and over.....	3	.....	3
Total number.....	24	23	47
Average age (years).....	10.6	8.9	9.8

TABLE 302. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, SMYRNA AREA, 1927

Number of children in family	Number of families	Total number of children
1.....	6	6
2.....	1	2
3.....	3	9
4.....	3	12
5.....	1	5
6.....	1	6
7.....	1	7
Total.....	16	47
Average per family.....	.....	2.9

One-third of the occupants¹³ of the area were under the age of 40 years (table 303). The average age of all occupants was 49.4 years.

A few farmers in the area were foreign-born, but most of them were native-born Americans. Only 2 had always lived in their present location (table 304). About half of the occupants came from outside the county and the State. About two-thirds of them had been farming previous to coming to this area (table 305).

¹³ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 303. AGES OF 28 OCCUPANTS, SMYRNA AREA, 1927

Age	Number of occupants	Average age
		(Years)
Under 40 years.....	9	30.9
40 to 59 years.....	7	46.3
60 years and over.....	12	65.0
Total number.....	28	.....
Average age (years).....	.....	49.4

TABLE 304. PREVIOUS LOCATIONS OF 31 OCCUPANTS, SMYRNA AREA

Previous location	Occupants
No location other than present one.....	2
Other parts of Chenango County.....	14
Other counties in New York.....	9
Other States.....	6

TABLE 305. PREVIOUS EMPLOYMENTS OF 33 OCCUPANTS, SMYRNA AREA

Previous employment	Occupants	Previous employment	Occupants
Farmer.....	21	Truckman.....	1
Mason.....	2	Lumberman.....	1
Factory worker.....	2	Sawmill operator.....	1
Day laborer.....	2	Miner.....	1
Street-car motorman.....	1	Mechanic.....	1

More than one-third of the occupants had been in the area for less than five years (table 306). About one-fourth had been there for more than thirty years. The average years of continuous residence in the area, for 34 occupants, was 15.6 years.

TABLE 306. YEARS OF CONTINUOUS RESIDENCE OF 34 OCCUPANTS, SMYRNA AREA, 1927

Years	Number	Average years of residence
Less than 5.....	12	1.2
5 to 9.....	6	7.2
10 to 19.....	6	12.7
20 to 29.....	1	20.0
30 and more.....	9	41.7
Total number.....	34	.....
Average years of residence.....	.....	15.6

Absentee owners

Most of the owners of the vacant farms were living near the area, although a few were located in other States (table 307). The majority of them were farming (table 308).

Of 28 owners of vacant farms, only 10 had ever lived on them. The average term of residence of these 10 owners was 15.6 years, and it had been ten years, on the average, since they left.

TABLE 307. LOCATIONS OF 25 OWNERS OF VACANT FARMS, SMYRNA AREA, 1927

Location	Owners
In Smyrna or Otselic Township.....	12
Other townships in Chenango County.....	6
Other counties in New York.....	5
Other States.....	2

TABLE 308. OCCUPATIONS OF 18 OWNERS OF VACANT FARMS, SMYRNA AREA, 1927

Occupation	Owners	Occupation	Owners
Farmer.....	11	Physician.....	1
Carpenter.....	2	Janitor.....	1
Truckman.....	2	Real-estate dealer.....	1

Utilization of the land

Records were obtained on 36 occupied farms, 39 vacant farms, and 7 parcels and woodlots (table 309). There were 15 farms, formerly vacant, which had been annexed to occupied farms and were included in the occupied-farm records. Some of the vacant farms had been combined. There had undoubtedly been at least 106 separate farmsteads in this area at some time.

TABLE 309. CLASSIFICATION OF PROPERTY, SMYRNA AREA, 1927

	Number of farms	Total acres	Average acres per farm
Occupied farms.....	36	4,661	129.5
Vacant farms.....	39	4,775	122.4
Parcels and woodlots.....	7	120	17.1
Total.....	82	9,556	.....

Most of the present owners of the farms in this area purchased them (table 310). A few of the farms were inherited, and about the same number were obtained as the result of mortgage foreclosures.

TABLE 310. METHODS BY WHICH OWNERSHIP OF FARMS WAS OBTAINED, SMYRNA AREA

	Occupied farms	Vacant farms
Purchased.....	27	20
Inherited.....	6	2
Foreclosed mortgage.....	2	7
Traded.....	1	0
Total.....	36	29

About one-fifth of the total area was in woods (table 311). Nearly one-fourth was in pasture, about one-fifth was in crops, and about one-third was idle.

TABLE 311. UTILIZATION OF THE LAND, SMYRNA AREA, 1926

	Occupied farms		Vacant farms		Parcels		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	976	20.9	499	10.4	.....	.....	1,475	15.4
Other crops.....	248	5.3	43.5	0.9	.....	.....	291.5	3.0
Pasture.....	1,437.5	30.9	734	15.4	.....	.....	2,171.5	22.8
Idle land.....	1,009	21.6	2,318	48.6	30	25.0	3,357	35.2
Woods.....	800.75	17.2	1,043	21.8	90	75.0	1,933.75	20.2
Farmstead.....	189.75	4.1	137.5	2.9	.....	.....	327.25	3.4
Total.....	4,661	100.0	4,775	100.0	120	100.0	9,556	100.0

When only the cleared land was considered, it was found that nearly half of it was idle. On the vacant farms the idle land represented nearly two-thirds of the total cleared land, and on the occupied farms about one-fourth.

More than four-fifths of the crop land was in hay (table 312). Buckwheat and oats occupied most of the remainder.

TABLE 312. ACREAGES OF THE DIFFERENT CROPS GROWN, SMYRNA AREA, 1926

Crop	Occupied farms	Vacant farms	Total area	Per cent
	(Acres)	(Acres)	(Acres)	
Corn for grain.....	1.25	.....	1.25	0.1
Corn for fodder.....	20.75	.....	20.75	1.2
Corn for silage.....	2	.....	2	0.1
Spelt.....	2	.....	2	0.1
Millet.....	2.5	.....	2.5	0.1
Potatoes.....	24.25	4.5	28.75	1.6
Beans.....	0.75	.....	0.75	.....
Cabbage.....	0.5	.....	0.5	.....
Peas.....	0.5	.....	0.5	.....
Buckwheat.....	79.5	20.0	99.5	5.6
Buckwheat and barley.....	10.0	.....	10.0	0.6
Oats and barley.....	25.5	.....	25.5	1.4
Oats.....	74.5	19.0	93.5	5.3
Barley.....	4	.....	4	0.2
Hay.....	976	499	1,475	83.7
Total.....	1,224	542.5	1,766.5	100.0

The yields of all crops except potatoes were lower than the state average (table 313). The average yields of the four principal crops, potatoes,

TABLE 313. YIELDS OF THE PRINCIPAL CROPS, SMYRNA AREA, 1926

Crop	Number of farms	Number of acres	Average yield per acre	
			Smyrna	New York State
Potatoes.....	22	26.75	(Bushels) 117	(Bushels) 117
Buckwheat.....	17	75.5	16.2	18.9
Oats and barley.....	3	22.5	26.9	.....
Oats.....	13	63.5	28.5	34
Hay.....	44	1,450	(Tons) 0.86	(Tons) 1.32

buckwheat, oats, and hay, were 83.7 per cent of the state average. When these yields were weighted by the acreage grown, the average yield was 68 per cent of the state average.

Most of the vacant farms were being used to some extent for crops or pasture in 1926. There were 19 of these farms on which some stock was pastured, 11 on which plowing was done, and 23 on which hay was cut. There were 23 lots fenced and available for pasture, covering 1417 acres. The estimated carrying capacity was 4 acres to 1 cow. About one-third of the fences were considered good, one-third were fair, and one-third were poor.

Abandonment in this area started about twenty-five years ago (table 314), but more than two-thirds of the farms had been vacated in the past five years. Four farms were vacated during 1926. The average period of vacancy for all vacant farms was 5.4 years.

TABLE 314. STAGES IN THE ABANDONMENT OF VACANT FARMS, SMYRNA AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1926.....	0	4	19	11	23
1925.....	1	8	5	4	3
1924.....	2	4	5	3	5
1923.....	3	6	3	4	2
1922.....	4	4	4	6	2
1921.....	5	0	0	0	0
1920.....	6	1	0	3	0
1919.....	7	1	0	0	0
1918.....	8	0	0	1	1
1917.....	9	2	0	0	0
	10	1	0	1	0
	12	2	0	0	0
	15	3	1	2	0
	20	1	1	2	2
	25	1	0	0	0
Total number of farms.....		38	38	37	38
Average number of years since operation was discontinued.....		5.4	2.0	4.1	2.0

A comparison of the crops grown in 1926 and in 1927 shows practically no change in total acreage (table 315). A reduction of 45 acres in hay was offset by a slight increase in other crops.

Taxation

The total assessed valuation of this area was \$86,920, or an average of \$9.21 per acre (table 316). The average town, county, and state tax per acre was 34 cents and the school tax per acre 10 cents, making a total average tax of 44 cents per acre. This total tax represents 4.8 per cent of the assessed value and 3.9 per cent of the farmers' estimated value.

There was considerable variation in the tax rate for 1926 for the different townships and school districts. The average tax for farms located in Smyrna School District 5 in Smyrna Township would be 68 cents per acre, while the average tax for farms in Otselic School District 1 in Otselic Township would be 28 cents per acre.

TABLE 315. COMPARISON OF CROPS GROWN IN 1926 AND IN 1927,* SMYRNA AREA

Crops	Acres			
	1926	1927	Increase	Decrease
Corn for grain.....	1.25	1.5	0.25	.....
Corn for fodder.....	20.75	17.5	.....	3.25
Corn for silage.....	2	7.5	5.5	.....
Spelt.....	2	0.0	.....	2.0
Millet.....	2	6.0	4.0	.....
Potatoes.....	24.75	33.5	8.75	.....
Beans.....	0.75	1.25	0.5	.....
Cabbage.....	0.5	5.0	4.5	.....
Buckwheat.....	85.5	90.0	4.5	.....
Buckwheat and barley.....	10.0	17.0	7.0	.....
Oats and barley.....	12.5	28.5	16.0	.....
Oats and peas.....	0.0	3.25	3.25	.....
Oats.....	83.5	76.5	.....	7.0
Barley.....	0.0	1.0	1.0	.....
Wheat.....	0.0	1.5	1.5	.....
Hay.....	1,069.0	1,024.0	.....	45.0
Total.....	1,314.5	1,314.0	56.75	57.25

* Comparable information was obtained on only 31 occupied farms and 11 vacant farms.

TABLE 316. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, SMYRNA AREA, 1926

	Number of acres	Assessed valuation		Tax rate per \$1000 valuation	Taxes*	
		Total	Per acre		Total	Per acre
Town, county, and state tax:						
Otselic.....	3,797	\$32,370	\$8.53	\$27.00	\$ 874	\$0.23
Smyrna.....	5,641	54,550	9.67	42.50	2,318	0.41
Total.....	9,438	\$86,920	.....	.....	\$3,192	.....
Average.....	.....	.....	\$9.21	.....	.....	\$0.34
School tax:						
Otselic:						
District 1.....	2,519	\$22,010	\$ 8.74	\$ 6.00	\$132	\$0.05
District 2.....	806	6,450	8.00	7.50	48	0.06
District 8.....	139	1,100	7.91	15.00	16	0.12
Smyrna:						
District 4.....	276	2,350	8.51	10.00	24	0.08
District 5.....	1,423	17,650	12.40	21.43	378	0.27
District 6.....	338	3,100	9.17	10.00	31	0.09
District 8.....	991	7,560	7.63	10.00	76	0.08
District 11.....	2,070	18,500	8.94	6.00	111	0.05
District 12.....	259	2,450	9.46	15.00	37	0.14
District 14.....	617	5,750	9.32	23.00	132	0.21
Total.....	9,438	\$86,920	.....	.....	\$985	.....
Average.....	.....	.....	\$9.21	.....	.....	\$0.10
Grand total.....	.....	.....	.....	.....	\$4,177	\$0.44

* Not including cost of collection.

The average assessed value of the property in this area was about 81 per cent of its estimated value (table 317). On the average, the occupied farms were assessed at about two-thirds of their estimated value, while the vacant farms were assessed at 10 per cent more than their estimated value.

TABLE 317. COMPARISON OF LAND VALUES* ON OCCUPIED AND ON VACANT FARMS, SMYRNA AREA, 1926

	Number	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms.....	36	4,661	\$44,680	\$9.59	\$69,250	\$14.86
Vacant farms:						
Both buildings usable.....	19	2,758	\$26,200	\$9.50	\$24,325	\$8.82
Only the house usable.....	3	340	2,850	8.38	3,000	8.82
Only the barn usable.....	5	475	4,000	8.42	3,075	6.47
Both buildings unusable.....	6	758	5,650	7.45	4,900	6.46
No buildings.....	6	444	2,770	6.24	2,160	4.86
Total.....	39	4,775	\$41,470	.....	\$37,460	.....
Average.....	.....	.....	.....	\$8.69	.....	\$7.84
Parcels.....	7	120	\$770	\$6.42	\$990	\$8.25
Grand total.....	82	9,556	\$86,920	.....	\$107,760	.....
Average.....	.....	.....	.....	\$9.09†	.....	\$11.27

* Including buildings.

† As the acreage based on the farmers' estimates is a little higher than that taken from the assessment books, the assessed valuation per acre is reported here as \$9.09 instead of \$9.21 as shown in table 316.

BERNE AREA

Location

The Berne Area, containing more than 8000 acres, is located in the southwestern corner of the township of Berne in Albany County. It is the northern part of a much larger section of abandoned farms. This part was selected as representative of the entire section, which contains about 50,000 acres. A map of the area is shown in figure 13.

Description

The highest point within the area is 2098 feet above sea level, and the lowest is about 1400 feet. The valley to the north and east is about 1000 feet in elevation. The country to the south and west is similar to that within the area. Much of the land is fairly level or gently rolling.

The approach to the area is rather abrupt and there are several steep hills within the area. The roads are in very poor condition. Many of the hills have been washed out to such an extent as to make the roads practically impassable with an automobile.

Livestock

There were no farmers in the area who had more than 10 cows, but 18 of the 41 farmers kept 5 or more. On the average, there were 4 cows per occupied farm (table 318). There were 7 farmers who kept sheep, but the flocks were small. The majority of the farmers raised hogs for home use, but only 5 kept brood sows. None of the farmers had more than 100 hens, the average number of hens per farm for all occupied farms being 34.4. The total value of livestock was \$33,162, or \$809 per farm. About 61 per cent of this investment was in cattle and 24 per cent was in horses.

Machinery

The total value of special equipment in this area was \$850. It consisted of 5 Ford trucks. There were no tractors in the area. The total value



TABLE 318. NUMBER AND VALUE OF LIVESTOCK ON 41 OCCUPIED FARMS, BERNE AREA, 1928

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows.....	163	4.0	\$17,870	\$110	\$436.0	53.7
Heifers.....	33	0.8	1,601	49	39.0	4.8
Calves.....	26	0.6	499	19	12.1	1.4
Bulls.....	7	0.2	420	60	10.2	1.2
Horses.....	84	2.0	7,868	94	192.0	23.7
Sheep:						
Ewes.....	177	4.3	1,430	8.1	34.9	4.3
Bucks.....	4	0.1	55	14.0	1.3	0.1
Lambs.....	45	1.1	356	7.9	8.7	1.7
Hogs:						
Brood sows.....	11	0.3	461	42.0	11.2	1.3
Boars.....	2	.....	100	50.0	2.4	0.3
Other hogs.....	43	1.0	613	14.0	15.0	1.8
Pigs.....	31	0.8	221	7.1	5.4	0.7
Poultry:						
Hens.....	1,411	34.4	1,560	1.1	38.0	4.7
Ducks.....	7	0.2	9	1.3	0.2	.....
Geese.....	6	0.1	24	4.0	0.6	0.1
Turkeys.....	10	0.2	75	7.5	1.8	0.2
Total.....	.....	.....	\$33,162	.....	\$808.8	100.0

of ordinary farm machinery was \$12,885, making the total value of all farm machinery \$13,735, or \$335 per occupied farm.

There were 8 automobiles in the area, 4 of which were Fords (table 319). The total value of all cars was \$1330, or \$166 per car.

TABLE 319. AUTOMOBILES,* BERNE AREA, 1928

Manufacturer's year	Make of car				Total number
	Ford	Chevrolet	Star	Mitchell	
1921.....	1	.....	.....	1	2
1922.....	1	1	.....	.....	2
1923.....	1	.....	.....	.....	1
1926.....	1	1	.....	.....	2
1927.....	.....	.....	1	.....	1
Total number.....	4	2	1	1	8
Total value.....	\$230	\$350	\$600	\$150	\$1,330
Average value.....	\$58	\$175	\$600	\$150	\$166

* Not included in farm machinery.

Real estate

The estimated total valuation placed on the land and buildings in this area by the farmers in the region was \$88,500 for the 8299 acres, or an average of \$10.70 per acre. There were about 5000 acres with a value of \$10 or less per acre, and about 8000 acres with an average value of \$10 per acre (table 320).

The estimated value of land and buildings for the occupied farms was \$69,450, or \$1694 per farm. This makes the total farm capital per occupied farm \$2838, of which 60 per cent was in land and buildings, 28 per cent was in livestock, and 12 per cent was in machinery.

TABLE 320. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, BERNE AREA, 1928

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown column preceding
80	\$ 1	\$ 50	\$ 0.6	80
280	2	700	2.1	360
164	3	500	2.4	524
450	4	1,850	3.2	974
597	5	3,050	3.9	1,571
468	6	2,800	4.4	2,039
403	7	2,900	4.9	2,442
1,133	8	8,800	5.8	3,575
1,092	9	9,800	6.5	4,667
300	10	3,000	6.7	4,967
283	11	3,100	7.0	5,250
878	12	10,850	7.7	6,128
77	13	1,000	7.8	6,205
443	14	6,300	8.2	6,648
328	15	4,900	8.5	6,976
310	16	5,000	8.9	7,286
172	17	3,000	9.1	7,458
512	18	9,400	9.7	7,970
123	28	3,500	9.9	8,093
59	34	2,000	10.1	8,152
147	41	6,000	10.7	8,299

* Including buildings.

The prices which 23 of the present owners paid for their farms averaged \$10.90 per acre (table 321). On the average, about 70 per cent of the purchase price was paid in cash. In 1928 the estimated average value of the occupied farms was \$12.20 per acre.

TABLE 321. PURCHASE PRICES PAID BY 23 OF THE PRESENT OWNERS OF FARMS, BERNE AREA

Purchase price per acre	Number of farms	Total acres	Average acres per farm	Total purchase price	Average price per acre	Original indebtedness	
						Total	Per cent of purchase price
Less than \$10	8	1,459	182.4	\$ 9,425	\$ 6.5	\$3,075	32.6
\$10 to \$14	10	1,267	126.7	15,650	12.4	3,750	24.0
\$15 and more	5	449	89.8	9,600	21.4	3,700	38.5
Total	23	3,175	.....	\$34,675	.....	\$10,525	.....
Average	.....	.....	138.0	.....	\$10.9	.....	30.4

Condition of buildings

On about one-third of the 73 farmsteads the houses were gone or were not usable, and on more than two-fifths the barns were gone or were not usable (table 322). More than one-third of the usable houses and about three-fifths of the usable barns were considered poor.

Only 17 farmsteads had both a fairly good house and a fairly good barn (table 323). Nearly three-fifths of the farmsteads had both a usable house and a usable barn, about 11 per cent had one or the other gone or not usable, and nearly one-third had both house and barn gone or not usable.

TABLE 322. CONDITION OF BUILDINGS ON ALL FARMS,* BERNE AREA, 1928

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	14	19.2	6	8.2
Fair.....	17	23.3	11	15.1
Poor.....	18	24.0	26	35.6
Not usable.....	11	15.1	12	16.4
Gone.....	13	17.8	18	24.7
Total.....	73	100.0	73	100.0

* Based on a tally of all building sites.

TABLE 323. COMBINATIONS OF BUILDINGS ON ALL FARMS,* BERNE AREA, 1928

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	6	8.2
Good.....	Fair.....	5	6.8
Fair.....	Good.....	0	0.0
Fair.....	Fair.....	6	8.2
Good.....	Poor.....	3	4.1
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	10	13.7
Poor.....	Fair.....	0	0.0
Poor.....	Poor.....	12	16.4
Total having both house and barn usable.....		42	57.5
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	0	0.0
Fair.....	Not usable.....	1	1.4
Fair.....	Gone.....	0	0.0
Poor.....	Not usable.....	4	5.5
Poor.....	Gone.....	2	2.7
Not usable.....	Good.....	0	0.0
Gone.....	Fair.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Poor.....	1	1.4
Not usable.....	Poor.....	0	0.0
Gone.....			
Total having either house or barn gone or not usable.....		8	11.0
Not usable.....	Not usable.....	4	5.5
Not usable.....	Gone.....	6	8.2
Gone.....	Not usable.....	3	4.1
Gone.....	Gone.....	10	13.7
Total having both house and barn gone or not usable.....		23	31.5
Grand total.....		73	100.0

* Based on a tally of all building sites.

Approximately one-fifth of the vacant farms had both a usable house and a usable barn, while nearly three-fifths of them had no buildings that were usable (table 324).

The people

At the time when this survey was made (July, 1928), there were 129 persons living in the entire area of more than 8000 acres (table 325).

There was only 1 boy in the area 20 years old or more (table 326). The average age of the boys was 10.5 years and of the girls 13.2 years. The average number of children living at home, per family having children, was 2.4 (table 327). There were no children living at home on 21 of the 41 occupied farms.

TABLE 324. BUILDINGS ON VACANT FARMS,* BERNE AREA, 1928

Farmsteads having	Number	Per cent
House usable and barn usable.....	5	21.7
House usable and barn not usable.....	4	17.4
House usable and barn gone.....	0	0.0
House not usable and barn usable.....	0	0.0
House not usable and barn not usable.....	5	21.7
House not usable and barn gone.....	4	17.4
House gone and barn usable.....	1	4.4
House gone and barn not usable.....	1	4.4
House gone and barn gone.....	3	13.0
Total.....	23	100.0

* Based on survey records.

TABLE 325. NUMBER OF PERSONS LIVING ON FARMS, BERNE AREA, 1928

	Number	Per cent
Men.....	43	33.4
Women.....	39	30.2
Boys.....	26	20.1
Girls.....	21	16.3
Total.....	129	100.0

TABLE 326. NUMBER AND AGES OF CHILDREN LIVING AT HOME, BERNE AREA, 1928

Age	Boys	Girls	Total
Under 10 years.....	11	9	20
10 to 14 years.....	6	6	12
15 to 19 years.....	8	2	10
20 years and over.....	1	4	5
Total number.....	26	21	47
Average age (years).....	10.5	13.2	11.7

TABLE 327. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, BERNE AREA, 1928

Number of children in the family	Number of families	Total number of children
1.....	7	7
2.....	7	14
3.....	2	6
5.....	4	20
Total.....	20	47
Average per family.....		2.4

There were 7 occupants¹⁴ in the area under 40 years of age, and 9 who were 60 years old and over (table 328). The average age of all occupants was 50.1 years.

¹⁴ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 328. AGES OF 35 OCCUPANTS, BERNE AREA, 1928

Age	Number of occupants	Average age
		(Years)
Under 40 years.....	7	31.3
40 to 50 years.....	19	47.5
60 years and over.....	9	70.2
Total number.....	35	.....
Average age (years).....	.....	50.1

Nearly half of the occupants were foreign-born or had parents born in foreign countries (table 329). They came from European countries, chiefly Germany and Poland. Most of the remaining occupants were natives of the region.

TABLE 329. BIRTHPLACES OF 33 OCCUPANTS AND THEIR PARENTS, BERNE AREA

Birthplace	Occupants	Fathers	Mothers
Within Berne area.....	3	0	0
Elsewhere in Berne Township.....	10	5	4
Elsewhere in Albany County.....	2	0	0
Other counties in New York.....	3	7	8
Other States.....	1	.....	.....
Other countries.....	14	16	16
Total number.....	33	28	28

Only 1 of the foreign-born occupants came to this area directly from his native country (table 330). The others worked in cities, chiefly New York, previous to coming on the farms in this area. Of 28 occupants, 5 came from other States.

TABLE 330. PREVIOUS LOCATIONS OF 28 OCCUPANTS, BERNE AREA

Previous location	Occupants
No location other than present one.....	2
Other farms in Berne area.....	1
Other parts of Berne Township.....	6
Other townships in Albany County.....	1
Other counties in New York.....	12
Other States.....	5
Other countries.....	1

Practically all of the occupants, outside of the foreign-born, had always been farmers. The foreign-born occupants had been engaged in a variety of occupations (table 331).

TABLE 331. PREVIOUS EMPLOYMENTS OF 31 OCCUPANTS, BERNE AREA

Previous employment	Occupants	Previous employment	Occupants
Farmer.....	17	Fur cutter.....	1
Factory laborer.....	3	Sailor.....	1
Upholsterer.....	1	Cabinet worker.....	1
Street-car conductor.....	1	Restaurant keeper.....	1
Carpenter.....	1	Electrician.....	1
Trader.....	1	Cook.....	1
Plumber.....	1		

There were 16 occupants who had been in the area for less than five years (table 332). Only 6 out of 37 had been there for twenty years or more. The average period of residence of all occupants was 12.4 years.

TABLE 332. YEARS OF CONTINUOUS RESIDENCE OF 37 OCCUPANTS, BERNE AREA, 1928

Years	Number of occupants	Average years of residence
Less than 5.....	16	1.4
5 to 9.....	9	7.1
10 to 19.....	6	15.7
20 and more.....	6	46.5
Total number.....	37	.....
Average years of residence.....	.....	12.4

Absentee owners

Practically all of the owners of vacant farms were located near the area. The majority of them were farmers. (Tables 333 and 334.)

TABLE 333. LOCATIONS OF 14 OWNERS OF VACANT FARMS, BERNE AREA, 1928

Location	Owners
Within Berne area.....	3
Elsewhere in Berne Township.....	3
Elsewhere in Albany or Schoharie County.....	7
Other counties in New York.....	1

TABLE 334. OCCUPATIONS OF 14 OWNERS OF VACANT FARMS AND PARCELS, BERNE AREA, 1928

Occupation	Owners
Farmer.....	8
Retired.....	2
Day laborer.....	2
Railway foreman.....	1
Trader.....	1

Utilization of the land

Records were obtained on 72 pieces of property, of which 41 were occupied farms, 23 were vacant farms, and 8 were parcels and woodlots (table 335). About two-thirds of the land area was on the occupied farms.

TABLE 335. CLASSIFICATION OF PROPERTY, BERNE AREA, 1928

	Number of farms	Total acres	Average acres per farm
Occupied farms:			
Operated.....	32	4,636	144.9
Non-operated.....	7	795	113.6
Summer residences.....	2	242	121.0
Vacant farms.....	23	2,378	103.4
Parcels and woodlots.....	8	248	31.0
Total.....	72	8,299	.....

About one-third of the total area was in cleared land which was idle, and 16.9 per cent was in woods (table 336). One-fourth of the total was in pasture, 15.8 per cent was in hay, and 6.8 per cent was in other crops. Nearly three-fifths of the land available for crops and pasture on the vacant farms was idle, as compared with about one-third on the occupied farms.

TABLE 336. UTILIZATION OF THE LAND, BERNE AREA, 1927

	Occupied farms		Vacant farms		Parcels and woodlots		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	981	17.3	310	13.0	16	6.5	1,307	15.8
Other crops.....	512.75	9.6	43.5	1.9	9	3.6	565.25	6.8
Pasture.....	1,576	27.8	499	21.0	0	0.0	2,075	25.0
Idle land.....	1,487.5	26.2	1,152.5	48.5	160	64.5	2,800	33.7
Woods.....	993	17.5	350	14.7	63	25.4	1,406	16.9
Farmstead.....	122.75	2.2	23	0.9	0	0.0	145.75	1.8
Total.....	5,673	100.0	2,378	100.0	248	100.0	8,299	100.0

About 70 per cent of the crop acreage was in hay (table 337). Oats and buckwheat were next in importance, comprising 14 and 12.5 per cent, respectively.

TABLE 337. ACREAGES OF THE DIFFERENT CROPS GROWN, BERNE AREA, 1927

Crop	Occupied farms		Vacant farms and parcels		Total area	
	Acres	Per cent	Acres	Per cent	Acres	Per cent
Corn for fodder.....	22.5	1.5	.....	.....	22.5	1.3
Corn for grain.....	3.0	0.2	.....	.....	3.0	0.2
Potatoes.....	18.75	1.3	0.5	0.1	19.25	1.0
Beans.....	0.75	0.1	.....	.....	0.75	.....
Buckwheat.....	219.5	14.6	14.0	3.7	233.5	12.5
Oats.....	243.25	16.3	20.0	5.3	263.25	14.0
Oats and barley.....	.....	.....	18.0	4.7	18.0	0.9
Hay.....	981.0	65.7	326.0	86.2	1,307.0	69.8
Apples (bearing).....	3.0	0.2	.....	.....	3.0	0.2
Apples (not bearing).....	2.0	0.1	.....	.....	2.0	0.1
Total.....	1,493.75	100.0	378.5	100.0	1,872.25	100.0

The yields of all crops were very low (table 338). The average yield of potatoes in this area was 74 per cent of the New York State average, buckwheat was 63 per cent, oats were 64 per cent, and hay was only 47 per cent. The average yields of these four crops in this area were 62

TABLE 338. YIELDS OF THE PRINCIPAL CROPS, BERNE AREA, 1927

	Number of farms	Number of acres	Average yield per acre	
			Berne area	New York State
Potatoes.....	24	17.25	(Bushels)	(Bushels)
Buckwheat.....	21	194.5	78.3	106
Oats.....	25	216.75	13.2	21
			22.5	35
Hay.....	26	674	(Tons)	(Tons)
			0.7	1.5

per cent of the average yields for the State; when weighted by the acreage grown, this average was 52 per cent.

Only about one-fifth of the total area of crops was grown on the vacant farms. In 1927 some hay was cut on 14 of the vacant farms, stock was pastured on 9, and plowing was done on 3.

Abandonment began in this area about thirty years ago (table 339). More than half of the vacant farms have been vacant for ten years or more. The average period of vacancy was about eleven years.

TABLE 339. STAGES IN THE ABANDONMENT OF VACANT FARMS, BERNE AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1927.....	0	0	9	3	14
1926.....	1	1	0	1	0
1925.....	2	2	2	1	0
1924.....	3	1	0	1	0
1923.....	4	4	0	3	2
1922.....	5	0	1	0	2
1921.....	6	2	0	1	0
	10	4	1	2	0
	12	2	0	0	0
	15	2	1	0	0
	20	1	0	0	0
	25	3	1	2	1
	30	1	0	0	0
Total number of farms.....		23	15	14	19
Average number of years since operation was discontinued.....		11.1	3.9	6.7	2.3

Farm operations

Of the 41 occupants in this area, 7 used their farms as homes and worked out by the day, while 2 occupied their farms in the summer only. There were 32 who operated their farms, but 6 of these operators had not been in the area long enough to give a complete year's record. Consequently, this discussion of farming operations is based on only 26 farms.

The total receipts on the 26 operated farms were \$24,090, or \$926 per farm (table 340). Livestock products sold, principally milk, brought about half of the total income, and livestock sold brought one-fourth. Receipts from crops represented only 3 per cent of the total. Outside labor brought 15 per cent of the total income, and an increase in capital on 8 farms made up 5 per cent.

These 26 families used products from the farm valued at \$8818, or \$339 per family (table 341). The most important food products were milk, butter, eggs, potatoes, and pork. The cordwood used represented an average value of \$77 per farm.

The farm expenses on these 26 farms amounted to \$17,320, or \$666 per farm (table 342). The current operating expense made up 83 per cent of the total expense, decrease in capital 13 per cent, and livestock purchased 4 per cent.

Unpaid labor made up about 9 per cent, and all labor about 17 per cent, of the total operating expense. About \$114 per farm was spent on purchased feed, including hay. Building repairs, truck expense, taxes, and

TABLE 340. DETAILED RECEIPTS ON 26 FARMS, BERNE AREA, 1927

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	4	222 bu.	\$1.2	\$264	\$10.2	40.8	.....
Beans.....	1	2 bu.	0.0	12	0.5	1.9	.....
Buckwheat.....	3	355 bu.	0.6	230	8.8	35.5	.....
Oats.....	2	170 bu.	0.8	141	5.4	21.8	.....
Total.....	.....	.....	.....	\$647	\$24.9	100.0	2.7
Livestock:							
Cows.....	15	36	\$73.8	\$2,657	\$102.2	43.3	.....
Heifers.....	1	2	32.5	65	2.5	1.1	.....
Calves.....	20	92	13.6	1,250	48.1	20.4	.....
Bulls.....	2	2	45.0	90	3.5	1.5	.....
Horses.....	1	1	45.0	45	1.7	0.8	.....
Lambs.....	6	96	7.8	748	28.8	12.2	.....
Hogs.....	7	21	18.7	393	15.1	6.4	.....
Pigs.....	5	26	4.9	128	4.9	2.1	.....
Hens.....	12	522	1.0	544	20.9	8.8	.....
Broilers.....	2	105	0.7	78	3.0	1.3	.....
Turkeys.....	2	22	6.3	138	5.3	2.1	.....
Total.....	.....	.....	.....	\$6,136	\$236.0	100.0	25.4
Livestock products:							
Milk.....	15	3,177 cwt.	\$2.32	\$7,375	\$283.6	59.5	.....
Cream.....	3	2,963 lbs.	0.38	1,130	43.5	9.1	.....
Butter.....	7	3,924 lbs.	0.42	1,655	63.7	13.3	.....
Wool.....	6	804 lbs.	0.39	352	13.5	2.9	.....
Eggs.....	23	5,640 doz.	0.33	1,866	71.8	15.1	.....
Hides.....	2	2	4.50	9	0.3	0.1	.....
Total.....	.....	.....	.....	\$12,387	\$476.4	100.0	51.5
Woodlot products:							
Cordwood.....	5	.....	.....	\$124	\$4.8	100.0	0.5
Outside work:							
Man work.....	5	160 days	\$5.3	\$ 845	\$32.5	23.7	.....
Team work.....	2	199 days	7.9	1,580	60.8	44.5	.....
Hauling milk.....	1	.....	.....	360	13.9	10.1	.....
Trucking.....	1	.....	.....	675	25.9	18.9	.....
Threshing.....	1	.....	.....	100	3.8	2.8	.....
Total.....	.....	.....	.....	\$3,560	\$136.9	100.0	14.8
Miscellaneous:							
Boarders.....	1	.....	.....	\$24	\$0.9	49.0	.....
Commission on handling sheep and wool.....	1	.....	.....	25	1.0	51.0	.....
Total.....	.....	.....	.....	\$49	\$1.9	100.0	0.2
Increase in capital.....	8	.....	.....	\$1,187	\$45.6	100.0	4.9
Grand total.....	.....	.....	.....	\$24,090	\$926.5	100.0	100.0

fertilizer were the only other expenses representing more than 5 per cent of the total operating expense. The commonest expenses were taxes, horseshoeing, feed, insurance, and grass seed.

There was an increase in capital on 8 farms and a decrease on 17. The net decrease in capital on the 26 farms was \$1060, or an average of \$41 per farm. The total value of real estate at the end of the year was \$550 more than at the beginning, while the value of livestock was \$1460 less and that of machinery was \$150 less. There was a decided decrease in the number of cows and hens. (Table 343.)

When all the farm expenses are deducted from the total receipts, an average of \$260 per farm is left to pay for the use of capital and for the

TABLE 341. AMOUNT AND VALUE OF FARM PRODUCTS USED ON 26 FARMS, BERNE AREA, 1927

Commodity	Quantity used	Farmers' estimated value per unit	Total value	Value per farm
Milk.....	22,320 qts.	\$0.05	\$1,116	\$42.9
Butter.....	3,144 lbs.	0.53	1,666	64.0
Eggs.....	4,189 doz.	0.31	1,299	50.0
Poultry.....	424	1.00	424	16.3
Pork.....	9,435 lbs.	0.11	1,038	39.9
Beef.....	1,370 lbs.	0.11	151	5.8
Potatoes.....	757 bu.	1.43	1,083	41.7
Beans.....	3 bu.	6.00	18	0.7
Apples.....	12 bu.	1.00	12	0.5
Total.....			\$6,807	\$261.8
Firewood.....	565 cords	3.56	2,011	77.3
Grand total.....			\$8,818	\$339.1

TABLE 342. DETAILED FARM EXPENSES ON 26 FARMS, BERNE AREA, 1927

	Number of farms having expense	Number of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Month help.....	2		\$ 132	\$ 5.1	0.9	
Day help.....	15		761	29.3	5.3	
Board of hired labor.....	11		202	11.2	2.0	
Unpaid labor (including board)	9		1,285	49.4	8.9	
Egg cases.....	1		4	0.2		
Buildings (new).....	2		150	5.8	1.0	
Building repairs.....	16		1,571	60.4	11.0	
Rent of crop land.....	1		10	0.4	0.1	
Rent of pasture.....	4		107	4.1	0.7	
Hay purchased.....	13		654	25.2	4.5	
Feed purchased.....	24		2,310	80.2	16.2	
Grinding feed.....	10		201	7.7	1.4	
Fence repairs.....	13		225	8.7	1.6	
Fertilizer.....	21		806	31.0	5.6	
Horseshoeing.....	26		426	16.4	3.0	
Insurance.....	22		242	9.3	1.7	
Sawing wood.....	4		87	3.3	0.6	
New equipment.....	7		717	27.6	5.0	
Machinery repairs.....	10		414	15.9	2.9	
Threshing.....	18		328	12.6	2.2	
Gasoline, oil, etc.....	3		96	3.7	0.7	
Truck.....	2		1,045	40.3	7.3	
Twine.....	2		3	0.1		
Use of automobile.....	5		240	9.2	1.7	
Hauling milk.....	9		375	14.4	2.6	
Dairy supplies.....	14		102	3.9	0.7	
Grass seed.....	21		538	20.7	3.7	
Other seeds.....	14		125	4.8	0.9	
Telephone.....	10		91	3.5	0.7	
Taxes.....	26		1,026	39.4	7.1	
Miscellaneous.....	3		31	1.2		
Total.....			\$14,403	\$544.0	100.0	83.2
Livestock purchased:						
Cows.....	3	4	\$281	\$10.8	41.0	
Heifers.....	1	2	140	5.4	20.9	
Horses.....	1	1	35	1.3	5.2	
Brood sows.....	2	3	30	1.4	5.4	
Other hogs.....	1	2	10	0.4	1.5	
Pigs.....	12	24	118	4.5	17.6	
Hens.....	1	50	50	2.0	7.5	
Total.....			\$670	\$25.8	100.0	3.9
Decrease in capital.....	17		\$2,247	\$86.4	100.0	12.9
Grand total.....			\$17,320	\$666.2	100.0	100.0

TABLE 343. CHANGES IN INVENTORY DURING THE YEAR ON 26 FARMS, BERNE AREA, 1927

	Number of livestock			
	At beginning of year	At end of year	Increase	Decrease
Cattle:				
Cows.....	171	143		28
Heifers.....	19	30	11	
Calves.....	4	17	13	
Bulls.....	3	6	3	
Horses.....	71	70		1
Sheep:				
Ewes.....	162	173	11	
Bucks.....	4	4		
Lambs.....	30	45	15	
Hogs:				
Brood sows.....	8	8		
Boars.....	0	1	1	
Other hogs.....	40	42	2	
Pigs.....	19	19		
Poultry:				
Hens.....	1,768	1,311		457
Ducks.....	6	3		3
Geese.....	3	6	3	
Turkeys.....	17	10		7
Value of livestock.....	\$30,265	\$28,805		\$1,460
Value of machinery.....	\$13,525	\$13,375		\$150
Value of real estate.....	\$49,150	\$49,700	\$550	

operator's labor (table 344). The average capital per farm was \$3554. Interest at 5 per cent on this sum amounts to \$178, which leaves an average of \$83 per farm as pay for the operator's labor, in addition to which he has a house to live in and products from the farm to use.

TABLE 344. LABOR INCOMES ON 26 FARMS, BERNE AREA, 1927

	Total	Average per farm
Receipts:		
Increase in real estate.....	\$ 550	\$ 21.2
Crops.....	647	24.9
Livestock sold.....	6,136	236.0
Livestock products.....	12,387	476.5
Woodlot products.....	124	4.8
Outside work.....	3,560	136.9
Miscellaneous.....	49	1.8
	\$23,453	\$902.1
Expenses:		
Decrease in machinery.....	\$ 150	\$ 5.8
Decrease in livestock.....	1,460	56.2
Livestock purchased.....	670	25.8
Operating expenses.....	14,403	553.9
	16,683	641.7
Income from capital and operator's labor.....	\$6,770	\$260.4
Capital:		
Real estate.....	\$49,425	\$1,901.0
Machinery.....	13,450	517.3
Livestock.....	29,535	1,135.9
	\$92,410	\$3,554.2
Interest on average capital at 5 per cent.....	4,620	177.7
Labor income.....	\$2,150	\$82.7

The total indebtedness on these 26 farms was \$4600, which means that only \$230 of the \$4620 interest charge had to be paid in cash. Likewise, the items for unpaid labor and the net decrease in capital of \$1060 did not

represent cash expenditures. Consequently, the average amount of cash per family available for living expenses and for saving was \$342. The estimated average cash expenditure for food was \$343 per family, and for clothing \$143. Apparently the operators must have had other sources of income than from their farming operations, or some of their expenses were not paid.

Taxation

The total assessed valuation of the area in 1927 was \$71,250, or \$8.71 per acre (table 345). The land alone was assessed at an average of \$4.31 per acre. The town, county, and state tax averaged 18 cents per acre. The average school tax paid for the school year 1927-28 was 6 cents per acre, which makes a total tax of 24 cents per acre. This tax in 1927 represented 2.8 per cent of the assessed valuation and 2.2 per cent of the farmers' valuations.

TABLE 345. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, BERNE AREA, 1927

	Number of acres	Assessed valuation				Tax rate per \$1000 valuation	Taxes*	
		Total		Per acre			Total	Per acre
		Land	Land and buildings	Land	Land and buildings			
Town, county, and state tax: Berne	8,181	\$35,250	\$71,250	\$4.31	\$8.71	\$20.19	\$1,439	\$0.18
School tax: Berne:								
District 3.....	1,649	\$ 6,900	\$14,400	\$4.18	\$ 8.73	\$ 1.97	\$ 28	\$0.02
District 13.....	1,661	6,600	14,350	3.97	8.64	5.00	72	0.04
District 14.....	90	500	1,500	5.56	16.67	10.00	15	0.02
District 16.....	992	4,850	9,150	4.89	9.22	10.00	92	0.09
District 19.....	1,321	4,550	9,400	3.44	7.12	5.00	47	0.04
District 20.....	2,468	11,850	22,450	4.80	9.10	10.00	225	0.09
Total.....	8,181	\$35,250	\$71,250	.....	.....	.....	\$479	.....
Average.....	.....	.....	.....	\$4.31	\$8.71	.....	.....	\$0.06
Grand total.....	.....	.....	.....	.....	.....	.....	\$1,918	\$0.24

* Not including cost of collection.

On the average, the land in this area was assessed at 81 per cent of the farmers' estimated value (table 346). The occupied farms were assessed at 76 per cent of the farmers' valuations, and the vacant farms at practically full value.

Contribution of the agriculture of the area

The value of the agricultural products which this area contributed for use on the farm and for sale amounted to \$3.85 per acre of cleared land (table 347). To obtain this it was necessary to import supplies amounting to \$1.19 per acre of cleared land. The difference, which represents the net contribution of the agriculture of this area, was \$2.66 per acre of cleared land.

The total number of working days on the 26 operated farms was 9125 (table 348). More than four-fifths of this work was done by the operators, 8 per cent by unpaid labor, and 6.5 per cent by hired labor. The number of days spent on work done off the farm and in the woods was 1178. This

TABLE 346. COMPARISON OF LAND VALUES* ON OCCUPIED AND ON VACANT FARMS, BERNE AREA, 1927

	Number	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms.....	41	5,673	\$53,100	\$9.4	\$69,450	\$12.2
Vacant farms:						
Both buildings usable.....	5	539	\$4,850	\$9.0	\$5,500	\$10.2
Only the house usable.....	4	442	3,500	7.9	3,600	8.1
Only the barn usable.....	1	130	1,000	7.7	1,000	7.7
Both buildings unusable.....	10	1,027	6,700	6.5	7,150	7.0
No buildings.....	3	240	900	3.8	650	2.7
Total.....	23	2,378	\$16,950	.....	\$17,900	.....
Average.....	.....	.....	.....	\$7.1	.....	\$7.5
Parcels.....	8	248	\$1,200	\$4.8	\$1,150†	\$4.6
Grand total.....	72	8,299	\$71,250	.....	\$88,500	.....
Average.....	.....	.....	.....	\$8.6	.....	\$10.7

* Including buildings.

† Most of the parcels were valued on the basis of assessed value.

TABLE 347. VALUE OF THE PHYSICAL CONTRIBUTION OF THE AGRICULTURE OF THE BERNE AREA, 1927*

	Total value	Value per acre of cleared land (6747 acres)
Products sold, or used on farm:		
Crops:		
Sold.....	\$ 647	\$0.09
Used on farm.....	1,113	0.16
Livestock:		
Sold.....	6,136	0.91
Used on farm.....	1,189	0.18
Livestock products:		
Sold.....	12,387	1.84
Used on farm.....	4,505	0.67
Total.....	\$25,977	\$3.85
Products imported:		
Livestock:		
Bought.....	\$ 670	\$0.10
Decrease in inventory.....	1,460	0.22
Machinery:		
Bought.....	717	0.11
Repairs.....	414	0.06
Decrease in inventory.....	150	0.02
Feed.....	2,973	0.44
Seed.....	663	0.09
Fertilizer.....	806	0.12
Other supplies.....	205	0.03
Total.....	\$8,058	\$1.19
Net contribution.....	\$17,919	\$2.66

* These figures do not include woodlot products, products sold from or used on occupied but unoperated farms, products sold from or used on farms not operated for the complete year for which records were taken, or products removed from the vacant farms by persons living outside the area.

leaves 7947 working days for the agriculture of the area, which is 1.4 days per acre of cleared land.

The net amount of \$2.66 is the pay for 1.4 days labor, interest on investment, maintenance of the farm, taxes, grinding feed, horseshoeing, insurance, sawing wood, threshing, use of automobile and truck, hauling milk, and use of telephone.

TABLE 348. DETAILED LABOR RECORD ON OPERATED FARMS, BERNE AREA, 1927

	Number of persons	Number of working days	Per cent of group	Per cent of total
Operators.....	26	7,800	.....	85.5
Unpaid labor:				
Wife.....	7	520	71.4	.....
Son.....	4	208	28.6	.....
Total.....	.....	728	100.0	8.0
Hired labor:				
Month.....	2	156	26.1	.....
Day.....	.....	441	73.9	.....
Total.....	.....	597	100.0	6.5
Grand total.....	.....	9,125	.....	100.0
Outside labor.....	.....	573	48.6	.....
Labor in woods.....	.....	605	51.4	.....
Total.....	.....	1,178	100.0	12.9
Number of working days spent on agriculture...	.....	7,947	.....	87.1
Grand total.....	.....	9,125	.....	100.0

DECATUR AREA

Location

The Decatur area is located in the townships of Decatur and Roseboom, Otsego County, and the townships of Seward and Richmondville, Schoharie County. It contains nearly 9000 acres, and may be roughly outlined as the region lying north of Decatur, West Richmondville, and Richmondville, south of South Valley, Weber Corners, and Hyndsville, and west of Warnerville. A map of the area is shown in figure 14. There are railroad stations at Worcester, East Worcester, Richmondville, Hyndsville, and Seward. The distance to any one of these stations from the center of the area is not more than five miles.

Description

The area is a long, narrow ridge lying between two valleys running east and west. The highest point in the area is 2240 feet above sea level. The valley on the north is about 1500 feet in elevation, that on the south is about 1400 feet, and that on the east is about 1100 feet. There is very little level land in the area. The soil map of Schoharie County, made in 1915, shows the predominating soil in the Schoharie County part of the area to be Lordstown stony silt loam.

Livestock

About half of the farmers in the area were keeping 10 cows or more. The average number of cows per occupied farm was 10.7 (table 349). There were no sheep in the area, and no brood sows. Of the 20 farmers, 6 were keeping 100 or more hens each, the average number of hens per occupied farm being 62.3. The total value of livestock was \$31,150, or \$1558 per farm. About four-fifths of this investment was in cattle.

TABLE 349. NUMBER AND VALUE OF LIVESTOCK ON 20 OCCUPIED FARMS, DECATUR AREA, 1928

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows.....	214	10.7	\$20,940	\$97.9	\$1,047.0	67.2
Heifers.....	84	4.2	3,341	39.8	167.0	10.7
Calves.....	2	0.1	15	7.5	.8	.....
Bulls.....	7	0.4	330	47.1	16.5	1.1
Horses.....	55	2.8	4,665	84.8	233.3	15.0
Hogs.....	18	0.9	244	13.6	12.2	0.8
Poultry:						
Hens.....	1,246	62.3	1,565	1.3	78.2	5.0
Turkeys.....	7	0.4	50	7.1	2.5	0.2
Total.....	.....	.....	\$31,150	.....	\$1,557.5	100.0

Machinery

The total value of special equipment in this area was \$2000. It consisted of 2 tractors and 3 trucks. The total value of ordinary farm machinery was \$11,025, making the total value of all machinery \$13,025, or \$651 per occupied farm.

There were 11 automobiles in the area, of which 3 were Fords and 5 were Chevrolets (table 350). The total value of all cars was \$2175, or \$198 per car.

TABLE 350. AUTOMOBILES,* DECATUR AREA, 1928

Manufacturer's year	Make of car					Total number
	Ford	Chevrolet	Dodge	Essex	Oldsmobile	
1917.....	1	.....	.....	.....	.....	1
1920.....	.....	1	.....	.....	.....	1
1921.....	1	.....	.....	.....	.....	1
1922.....	1	.....	.....	.....	.....	1
1923.....	.....	1	1	.....	.....	2
1924.....	1	2	.....	.....	.....	3
1927.....	.....	.....	.....	1	.....	1
1928.....	.....	.....	.....	.....	1	1
Total number.....	3	5	1	1	1	11
Total value.....	\$175	\$500	\$100	\$600	\$800	\$2,175
Average value.....	\$58	\$100	\$100	\$600	\$800	\$198

* Not included in farm machinery.

Real estate

The farmers' estimates of the value of land and buildings for the 8826 acres in this area totaled \$114,080, or \$12.90 per acre. There were about 4000 acres valued at \$10 or less per acre, and about 6500 acres with an average value of \$10 (table 351).

The estimated value of land and buildings on the occupied farms was \$57,300, or \$2865 per farm. This makes the total farm capital per occupied farm \$5074, of which 56 per cent was in land and buildings, 31 per cent was in livestock, and 13 per cent was in machinery.

The prices which 16 of the present owners paid for their farms averaged \$15.60 per acre (table 352). On an average, only about one-third of the purchase price was paid in cash. In 1928 the estimated average value of the occupied farms was \$16.90 per acre.

TABLE 351. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, DECATUR AREA, 1928

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
80.....	\$ 2	\$ 200	\$ 2.5	80
60.....	3	200	2.9	140
228.....	5	1,090	4.0	368
130.....	6	800	4.6	498
382.....	7	2,600	5.6	880
1,357.....	8	10,600	6.9	2,237
962.....	9	8,800	7.6	3,199
978.....	10	9,730	8.1	4,177
474.....	11	5,300	8.5	4,651
481.....	12	5,700	8.8	5,132
60.....	13	800	8.8	5,192
158.....	14	2,200	8.9	5,350
667.....	15	10,100	9.7	6,017
939.....	16	15,000	10.5	6,956
539.....	17	9,000	11.0	7,495
321.....	18	5,700	11.2	7,816
78.....	19	1,500	11.3	7,894
126.....	20	2,500	11.4	8,020
21.....	24	500	11.5	8,041
200.....	25	5,000	11.8	8,241
335.....	27	9,000	12.4	8,576
24.....	28	660	12.4	8,600
70.....	29	2,000	12.5	8,670
65.....	31	2,000	12.7	8,735
75.....	33	2,500	12.9	8,810
16.....	38	600	12.9	8,826

* Including buildings.

TABLE 352. PURCHASE PRICES PAID BY 16 OF THE PRESENT OWNERS OF FARMS, DECATUR AREA

Purchase price per acre	Number of farms	Total acres	Average acres per farm	Total purchase price	Average price per acre	Original indebtedness	
						Total	Per cent of purchase price
Less than \$10.....	3	534	178.0	\$ 3,000	\$ 5.6	\$ 950	31.7
\$10 to \$14.....	2	850	425.0	9,100	10.7	3,300	36.3
\$15 to \$19.....	5	468	93.6	7,700	16.5	3,300	42.0
\$20 and more.....	6	982	163.7	24,350	24.8	10,900	81.7
Total.....	16	2,834	.....	\$44,150	.....	\$27,450	.....
Average.....	.....	.....	177.1	.....	\$15.6	.....	62.2

Condition of buildings

On more than one-third of the 83 farmsteads the houses were gone or were not usable, and on about two-fifths the barns were gone or were not usable (table 353). About two-thirds of the usable houses and practically all of the usable barns were considered poor.

Only 4 farmsteads had both a fairly good house and a fairly good barn (table 354). About three-fifths of the farmsteads had both a usable house and a usable barn, about 5 per cent had one or the other gone or not usable, and more than one-third had both house and barn gone or not usable.

Approximately one-third of the vacant farms had both a usable house and a usable barn, while more than two-fifths of them had no buildings that were usable (table 355).

TABLE 353. CONDITION OF BUILDINGS ON ALL FARMS,* DECATUR AREA, 1928

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	7	8.4	1	1.2
Fair.....	11	13.3	3	3.6
Poor.....	35	42.1	47	50.7
Not usable.....	15	18.1	10	12.0
Gone.....	15	18.1	22	26.5
Total.....	83	100.0	83	100.0

* Based on a tally of all building sites.

TABLE 354. COMBINATIONS OF BUILDINGS ON ALL FARMS,* DECATUR AREA, 1928

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	0	0.0
Good.....	Fair.....	2	2.4
Fair.....	Good.....	1	1.2
Fair.....	Fair.....	1	1.2
Good.....	Poor.....	5	6.0
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	8	9.6
Poor.....	Fair.....	0	0.0
Poor.....	Poor.....	33	39.8
Total having both house and barn usable.....		50	60.3
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	0	0.0
Fair.....	Not usable.....	1	1.2
Fair.....	Gone.....	0	0.0
Poor.....	Not usable.....	2	2.4
Poor.....	Gone.....	0	0.0
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	0	0.0
Not usable.....	Poor.....	0	0.0
Gone.....	Poor.....	1	1.2
Total having either house or barn gone or not usable.....		4	4.8
Not usable.....	Not usable.....	4	4.8
Not usable.....	Gone.....	11	13.3
Gone.....	Not usable.....	3	3.6
Gone.....	Gone.....	11	13.3
Total having both house and barn gone or not usable.....		29	34.9
Grand total.....		83	100.0

* Based on a tally of all building sites.

TABLE 355. BUILDINGS ON THE VACANT FARMS, DECATUR AREA, 1927

Farmsteads having		Number	Per cent
House	Barn		
House usable and barn usable.....		19	35.8
House usable and barn not usable.....		6	11.3
House usable and barn gone.....		2	3.8
House not usable and barn usable.....		0	0.0
House not usable and barn not usable.....		5	9.4
House not usable and barn gone.....		9	17.0
House gone and barn usable.....		3	5.7
House gone and barn not usable.....		0	0.0
House gone and barn gone.....		9	17.0
Total.....		53	100.0

The people

At the time when this survey was made (August, 1928), there were 83 persons living in the entire area of nearly 9000 acres (table 356).

TABLE 356. NUMBER OF PERSONS LIVING ON FARMS, DECATUR AREA, 1928

	Number	Per cent
Men.....	21	25.3
Women.....	19	22.9
Boys.....	23	27.8
Girls.....	20	24.0
Total.....	83	100.0

Of 23 boys living in this area, there were 5 who were 20 years old or over (table 357). The average age of all boys was 12.1 years and of the girls 9.8 years. The average number of children living at home, per family having children, was 3.6 (table 358). There were no children living at home on 8 of the 20 occupied farms.

TABLE 357. NUMBER AND AGES OF CHILDREN LIVING AT HOME, DECATUR AREA, 1928

Age	Boys	Girls	Total
Under 10 years.....	11	10	21
10 to 14 years.....	4	6	10
15 to 19 years.....	3	3	6
20 years and over.....	5	1	6
Total number.....	23	20	43
Average age (years).....	12.1	9.8	11.0

TABLE 358. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, DECATUR AREA, 1928

Number of children in the family	Number of families	Total number of children
1.....	1	1
2.....	4	8
3.....	1	3
4.....	1	4
5.....	4	20
7.....	1	7
Total.....	12	43
Average per family.....		3.6

There were 7 occupants¹⁵ in the area under 40 years of age, and 3 who were 60 years old or over (table 359). The average age of all occupants was 48.5 years.

Many of the occupants were natives of New York State, although nearly one-third were born outside of the United States (table 360). Most of the occupants came to this area from other farms in the vicinity (table 361). About one-fourth came from outside the State. The majority had always been farmers (table 362).

¹⁵ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 359. AGES OF 19 OCCUPANTS, DECATUR AREA, 1928

Age	Number of occupants	Average age
Under 40 years.....	7	(Years)
40 to 59 years.....	9	35.7
60 years and over.....	3	52.2
Total.....	19	67.0
Average age (years).....		48.5

TABLE 360. BIRTHPLACES OF 18 OCCUPANTS AND THEIR PARENTS, DECATUR AREA

Birthplace	Occupants	Fathers	Mothers
In Otsego or Schoharie County.....	5	0	0
In New York State (place not designated).....	8	11	11
Other countries.....	5	6	6
Total.....	18	17	17

TABLE 361. PREVIOUS LOCATIONS OF 15 OCCUPANTS, DECATUR AREA

Previous location	Occupants
In Otsego or Schoharie County.....	8
Other counties in New York.....	3
Other States.....	4

TABLE 362. PREVIOUS EMPLOYMENTS OF 17 OCCUPANTS, DECATUR AREA

Previous employment	Occupants
Farmer.....	11
Carpenter.....	1
Sawmill operator.....	1
Chef.....	1
Porter.....	1
Factory worker.....	1
Coal miner.....	1

Only 2 occupants had been in the area for less than five years, and only 1 for twenty years or more (table 363). The majority had been there between five and ten years. The average period of residence for all occupants was 9.3 years.

TABLE 363. YEARS OF CONTINUOUS RESIDENCE OF 18 OCCUPANTS, DECATUR AREA, 1928

Years	Number of occupants	Average years of residence
Less than 5.....	2	1.5
5 to 9.....	10	6.7
10 to 19.....	5	14.8
20 and more.....	1	23.0
Total number.....	18	
Average years of residence.....		9.3

Absentee owners

The majority of the owners of the vacant farms are living near the area. Only 5 out of 36 live outside of New York State (table 364). Most of the owners of the vacant farms are farmers (table 365).

TABLE 364. LOCATIONS OF 36 OWNERS OF VACANT FARMS, DECATUR AREA, 1928

Location	Owners
Other farms in Decatur area.....	1
Elsewhere in Otsego or Schoharie County.....	27
Other counties in New York.....	3
Other States.....	5

TABLE 365. OCCUPATIONS OF 33 OWNERS OF VACANT FARMS, DECATUR AREA, 1928

Occupation	Owners	Occupation	Owners
Farmer.....	24	Railroad-station operator.....	1
Day laborer.....	2	Mill hand.....	1
Retired.....	1	Garage mechanic.....	1
Dock man.....	1	Railroad laborer.....	1
Shoe-shop keeper.....	1		

Utilization of the land

Records were obtained on 78 pieces of property, of which 20 were occupied farms, 53 were vacant farms, and 5 were parcels and woodlots (table 366). Nearly two-thirds of the land area was on the vacant farms and parcels.

TABLE 366. CLASSIFICATION OF PROPERTY, DECATUR AREA, 1928

	Number of farms	Total acres	Average acres per farm
Occupied farms:			
Operated.....	18	3,314	184.1
Non-operated.....	2	71	35.5
Vacant farms.....	53	5,310	100.2
Parcels and woodlots.....	5	131	26.2
Total.....	78	8,826	.....

All of the occupied farms, and a majority of the vacant farms, were purchased by their present owners (table 367). Several of the vacant farms were inherited, and a few were obtained as the result of mortgage foreclosures.

About one-fourth of the total area was in woods, one-fourth was in pasture, and one-fourth was idle (table 368). One-fifth was in hay, nearly 5 per cent was in other crops, and 1.5 per cent was in farmsteads. Nearly two-fifths of the land available for crops and pasture on the vacant farms was idle, as compared with only 6.5 per cent on the occupied farms.

Hay made up about four-fifths of the total crop acreage (table 369). Oats and buckwheat were next in importance, representing about 6 per cent each.

TABLE 367. METHODS BY WHICH OWNERSHIP OF FARMS WAS OBTAINED, DECATUR AREA

	Occupied farms	Vacant farms
Purchased.....	20	25
Inherited.....	0	7
Foreclosed mortgage.....	0	2
Total.....	20	34

TABLE 368. UTILIZATION OF THE LAND, DECATUR AREA, 1927

	Occupied farms		Vacant farms		Parcels and woodlots		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	907	26.0	911	17.1	.....	.....	1,818	20.6
Other crops.....	336.5	9.9	98	1.9	.....	.....	434.5	4.9
Pasture.....	1,084	32.0	973	18.3	.....	.....	2,057	23.3
Idle land.....	221	6.5	2,077	39.1	.....	.....	2,298	26.1
Woods.....	773	22.8	1,183	22.3	131	100.0	2,087	23.6
Farmstead.....	63.5	1.9	68	1.3	.....	.....	131.5	1.5
Total.....	3,385	100.0	5,310	100.0	131	100.0	8,826	100.0

TABLE 369. ACREAGES OF THE DIFFERENT CROPS GROWN, DECATUR AREA, 1927

Crop	Occupied farms	Vacant farms	Total area	Per cent
	(Acres)	(Acres)	(Acres)	
Corn for fodder.....	10	.....	10	0.4
Corn for silage.....	39	.....	39	1.7
Millet.....	20	.....	20	0.9
Potatoes.....	42.5	25	67.5	3.0
Green peas.....	3	.....	3	0.1
Buckwheat.....	90	47	137	6.1
Oats.....	110	26	136	6.1
Oat hay.....	19	.....	19	0.8
Hay.....	907	911	1,818	80.8
Apples (bearing).....	3	.....	3	0.1
	1,243.5	1,009	2,252.5	100.0

The yields of all the principal crops were low (table 370). The average yield for potatoes in this area was 66 per cent of the average for the State, buckwheat was 64 per cent, oats were 77 per cent, and hay was 55 per cent. The yields of these four crops were 65 per cent of the state average; when weighted by the acreage grown, this average was 57 per cent.

TABLE 370. YIELDS OF THE PRINCIPAL CROPS, DECATUR AREA, 1927

	Number of farms	Number of acres	Average yield per acre	
			Decatur area	New York State
Corn for silage.....	5	39	8.3 tons	.....
Potatoes.....	18	44	69.7 bu.	106 bu.
Buckwheat.....	10	98	13.4 bu.	21 bu.
Oats.....	11	93	26.9 bu.	35 bu.
Hay.....	17	822	0.82 ton	1.5 tons

Nearly half of the total area of crops was on the vacant farms. In 1927 hay was cut on 35 vacant farms, stock was pastured on 25, and some plowing was done on 12.

Abandonment began in this area fifty years ago (table 371). About half of the vacant farms had been vacant for ten years or more. The average period of vacancy for all vacant farms was about twelve years.

TABLE 371. STAGES IN THE ABANDONMENT OF VACANT FARMS, DECATUR AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1927.....	0	2	25	12	35
1926.....	1	0	1	5	0
1925.....	2	5	5	7	2
1924.....	3	2	1	0	1
1923.....	4	3	0	2	2
1922.....	5	8	2	7	4
1921.....	6	5	2	5	0
1920.....	7	1	0	0	0
1919.....	8	0	0	0	1
	10	3	0	1	1
	12	5	2	1	1
	15	4	2	2	2
	20	5	2	1	0
	25	1	0	0	0
	30	5	1	0	0
	50	1	0	0	0
Total number of farms.....		50	43	43	49
Average number of years since operation was discontinued.....		11.6	3.7	3.8	1.9

Farm operations

Of the 20 occupied farms, 18 were being operated. Of the 18 operators, 2 had not been in the area long enough to give a complete year's record. There were 2 occupants who used their farms as homes and worked out by the day. Consequently this discussion on farming operations is based on only 16 farms.

The total receipts on the 16 operated farms were \$35,156, or \$2197 per farm (table 372). More than three-fourths of the total income came from livestock products, which consisted principally of milk. Only 6.3 per cent of the total income came from crops, and about an equal amount from livestock sold. An increase in capital on 8 farms made up 7.1 per cent of the receipts.

These 16 families used products from the farm valued at \$4603, or \$288 per family (table 373). The most important food products were milk, eggs, potatoes, and pork. The cordwood used represented an average value of \$81 per farm.

The farm expenses on these 16 farms amounted to \$29,892, or \$1868 per farm (table 374). The current operating expense made up 92 per cent of the total expense, decrease in capital was 5 per cent, and livestock purchased was 3 per cent.

Purchased feed made up more than two-fifths of the operating expense, unpaid labor nearly one-fifth, and all labor nearly one-third. Feed and labor were the only individual expenses representing more than 5 per cent

TABLE 372. DETAILED RECEIPTS ON 16 FARMS, DECATUR AREA, 1927

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	12	1,364 bu.	\$1.2	\$1,605	\$100.3	73.5	.....
Green peas.....	2	.....	.....	240	15.0	11.0	.....
Buckwheat.....	1	400 bu.	0.8	320	20.0	14.7	.....
Apples.....	1	15 bu.	1.2	18	1.1	0.8	.....
Total.....	.....	.....	.....	\$2,183	\$136.4	100.0	6.3
Livestock:							
Cows.....	5	12	\$62.8	\$745	\$46.7	32.7	.....
Heifers.....	2	2	33.5	67	4.2	2.9	.....
Calves.....	10	129	6.6	847	52.9	37.1	.....
Bulls.....	3	3	43.3	130	8.1	5.7	.....
Horses.....	1	2	22.5	45	2.8	2.0	.....
Hogs.....	1	2	25.0	50	3.1	2.2	.....
Hens.....	9	508	0.8	397	24.8	17.4	.....
Total.....	.....	.....	.....	\$2,281	\$142.6	100.0	6.5
Livestock products:							
Fluid milk.....	12	9,675 cwt.	\$2.6	\$24,697	\$1,543.5	89.5	.....
Butter.....	2	770 lbs.	0.5	385	24.1	1.4	.....
Eggs.....	12	7,563 doz.	0.3	2,510	156.9	9.1	.....
Total.....	.....	.....	.....	\$27,592	\$1,724.5	100.0	78.3
Woodlot products:							
Cordwood.....	1	18 cords	\$4.0	\$72	\$4.5	100.0	0.3
Outside work:							
Man work.....	1	175 days	\$2.0	\$350	\$21.9	75.3	.....
Snow plowing.....	1	.....	.....	25	1.6	5.5	.....
Cutting hay on shares..	1	.....	.....	90	5.6	19.2	.....
Total.....	.....	.....	.....	\$465	\$29.1	100.0	1.3
Miscellaneous:							
Boarders.....	1	.....	.....	\$50	\$3.1	100.0	0.2
Increase in capital.....	8	.....	.....	\$2,513	\$157.1	100.0	7.1
Grand total.....	.....	.....	.....	\$35,156	\$2,197.3	.....	100.0

TABLE 373. AMOUNT AND VALUE OF FARM PRODUCTS USED ON 16 FARMS, DECATUR AREA, 1927

Commodity	Quantity used	Average sale price	Total value	Value per farm
Milk.....	18,405 qts.	\$0.05	\$920	\$57.6
Butter.....	500 lbs.	0.50	250	15.6
Eggs.....	2,217 doz.	0.31	687	43.0
Poultry.....	276	1.05	290	18.1
Pork.....	3,191 lbs.	0.16	511	31.9
Veal.....	210 lbs.	0.17	36	2.2
Potatoes.....	530 bu.	1.13	599	37.4
Apples.....	10 bu.	1.20	12	0.8
Total.....	.....	.....	\$3,305	\$206.6
Firewood.....	515 cords	\$2.52	1,298	81.1
Grand total.....	.....	.....	\$4,603	\$287.7

of the total operating expense. The commonest expenses were taxes, feed, horseshoeing, insurance, machinery repairs, and grass seed.

There was an increase in capital on 8 farms and a decrease on 8. The net increase on the 16 farms was \$1089, or \$68 per farm. The total value

TABLE 374. DETAILED FARM EXPENSES ON 16 FARMS, DECATUR AREA, 1927

	Number of farms having expense	Num- ber of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Year help.....	2	.....	\$ 2,540	\$158.8	9.2	.....
Day help.....	8	.....	598	37.4	2.2	.....
Board of hired labor.....	5	.....	215	13.4	0.8	.....
Unpaid labor (including board).....	8	.....	5,045	315.3	18.3	.....
Egg cases.....	1	.....	5	0.3	.....	.....
Buildings (new).....	1	.....	100	6.2	0.4	.....
Building repairs.....	12	.....	980	61.2	3.6	.....
Rent of crop land.....	3	.....	145	9.1	0.5	.....
Rent of pasture.....	1	.....	3	0.2	.....	.....
Hay purchased.....	6	.....	385	24.1	1.4	.....
Feed purchased.....	16	.....	12,052	753.3	43.6	.....
Grinding feed.....	1	.....	5	0.3	.....	.....
Fence repairs.....	10	.....	170	10.6	0.6	.....
Fertilizer.....	10	.....	522	32.6	2.0	.....
Lime.....	6	.....	142	8.9	0.5	.....
Horseshoeing.....	15	.....	210	13.1	0.8	.....
Insurance.....	14	.....	143	8.9	0.5	.....
Sawing wood.....	3	.....	91	5.7	0.3	.....
New equipment.....	9	.....	566	35.4	2.1	.....
Machinery repairs.....	14	.....	304	19.0	1.1	.....
Threshing.....	7	.....	115	7.2	0.4	.....
Filling silo.....	3	.....	52	3.2	0.2	.....
Dairy supplies.....	6	.....	79	4.9	0.3	.....
Grass seed.....	15	.....	513	32.1	1.9	.....
Other seeds.....	11	.....	245	15.3	0.9	.....
Telephone.....	7	.....	43	2.7	0.2	.....
Taxes.....	16	.....	1,211	75.7	4.4	.....
Veterinary fees.....	4	.....	17	1.1	0.1	.....
Use of automobile.....	6	.....	740	46.2	2.7	.....
Miscellaneous.....	4	.....	273	17.1	1.0	.....
Total.....	.....	.....	\$27,509	\$1,719.3	100.0	91.8
Livestock purchased:						
Cows.....	2	5	\$540	\$33.7	57.3	.....
Calves.....	2	24	74	4.6	7.7	.....
Horses.....	2	4	270	16.9	28.2	.....
Pigs.....	7	14	75	4.7	7.8	.....
Total.....	.....	.....	\$959	\$59.9	100.0	3.2
Decrease in capital.....	8	.....	\$1,424	\$89.0	100.0	5.0
Grand total.....	.....	.....	\$29,892	\$1,868.2	.....	100.0

TABLE 375. CHANGES IN INVENTORY DURING THE YEAR ON 16 FARMS, DECATUR AREA, 1927

	Number of livestock			
	At beginning of year	At end of year	Increase	Decrease
Cattle:				
Cows.....	215	213	.....	2
Heifers.....	51	84	33	.....
Calves.....	4	1	.....	3
Bulls.....	6	7	1	.....
Horses.....	52	49	.....	3
Hogs.....	18	18	.....	.....
Poultry:				
Hens.....	1,250	1,242	.....	8
Turkeys.....	7	7	.....	.....
Value of livestock.....	\$29,357	\$30,671	\$1,314	.....
Value of machinery.....	\$12,500	\$12,425	.....	\$75
Value of real estate.....	\$48,750	.....	.....	\$150

of livestock was \$1314 higher at the end of the year than at the beginning, while the value of machinery and that of real estate were lower (table 375). The increase in livestock inventory was due primarily to an increase in the number of heifers.

When all the farm expenses are deducted from the total receipts, an average of \$329 per farm is left as pay for the use of capital and for the operator's labor (table 376). The average capital per farm was \$5697. Interest at 5 per cent on this sum amounts to \$285 per farm, which leaves \$44 per farm as pay for the operator's labor, in addition to which he has a house to live in and products from the farm to use.

TABLE 376. LABOR INCOMES ON 16 FARMS, DECATUR AREA, 1927

	Total	Average per farm
Receipts:		
Increase in livestock.....	\$ 1,314	\$ 82.1
Crops.....	2,183	136.4
Livestock sold.....	2,281	142.6
Livestock products.....	27,592	1,724.5
Woodlot products.....	72	4.5
Outside work.....	465	29.1
Miscellaneous.....	50	3.1
	<u>\$33,957</u>	<u>\$2,122.3</u>
Expenses:		
Decrease in machinery.....	\$ 75	\$ 4.7
Decrease in real estate.....	150	9.4
Livestock purchased.....	959	59.9
Operating expenses.....	27,509	1,719.3
	<u>28,693</u>	<u>1,793.3</u>
Income from capital and operator's labor.....	<u>\$5,264</u>	<u>\$329.0</u>
Capital:		
Real estate.....	\$48,675	\$3,042.2
Machinery.....	12,462	778.9
Livestock.....	30,014	1,875.8
	<u>\$91,151</u>	<u>\$5,696.9</u>
Interest on average capital at 5 per cent.....	4,558	284.9
Labor income.....	<u>\$706</u>	<u>\$44.1</u>

The total indebtedness on these 16 farms was \$8100, which means that only \$405 of the \$4558 interest charge had to be paid in cash. Likewise, the item of \$5045 for unpaid labor was not a cash expense. On the other hand, neither was the \$1089 increase in capital a cash receipt. Consequently, when all these items are considered, the average amount of cash per family available for living expenses and for saving was \$551. The estimated average cash expenditure for food was \$394 per family, and for clothing \$125. This leaves an average of \$32 per farm available for other things.

Taxation

The total assessed valuation of the area in 1927 was \$99,390, or \$11.70 per acre (table 377). The town, county, and state tax averaged 29 cents per acre. The average school tax paid for the school year 1927-28 was 9 cents per acre, which makes a total tax of 38 cents per acre.

On the average, the land in this area was assessed at 87 per cent of the farmers' estimated value (table 378). The occupied farms were assessed at 67 per cent of the farmers' valuations, while the vacant farms were assessed for more than their estimated value.

TABLE 377. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, DECATUR AREA, 1927

	Number of acres	Assessed valuation		Tax rate per \$1000 valuation	Taxes*	
		Total	Per acre		Total	Per acre
Town, county, and state tax:						
Decatur	3,910	\$47,050	\$12.0	\$21.10	\$993	\$0.25
Roseboom	1,109	10,850	9.8	24.00	260	0.23
Seward	2,662	32,900	12.4	29.63	975	0.37
Richmondville	788	8,590	10.9	23.20	199	0.25
Total	8,469	\$99,390	.....	.....	\$2,427	.....
Average .....	.....	.....	\$11.7	.....	.....	\$0.29
School tax:						
Decatur:						
District 1	600	\$10,050	\$16.8	\$10.00	\$100	\$0.17
District 2	1,110	12,550	11.2	8.64	108	0.10
District 6	2,038	23,350	11.5	10.00	234	0.11
Roseboom, District 1	1,271	11,950	9.4	6.50	78	0.06
Seward:						
District 3	1,584	18,250	11.5	6.00	110	0.07
District 9	1,327	17,800	13.4	5.00	89	0.07
Richmondville:						
District 11	358	3,250	9.1	5.00	16	0.04
District 12	181	2,190	12.1	5.00	11	0.06
Total	8,469	\$99,390	.....	.....	\$746	.....
Average .....	.....	.....	\$11.7	.....	.....	\$0.09
Grand total .....	.....	.....	.....	.....	\$3,173	\$0.38

* Not including cost of collection.

TABLE 378. COMPARISON OF LAND VALUES* ON OCCUPIED AND VACANT FARMS, DECATUR AREA, 1928

	Number	Acres	Assessed valuation		Farmers' valuations	
			Total	Per acre	Total	Per acre
Occupied farms	20	3,385	\$38,440	\$11.4	\$57,300	\$16.9
Vacant farms:						
Both buildings usable	19	2,262	\$28,180	\$12.5	\$26,300	\$11.6
Only the house usable	8	777	9,250	11.9	8,100	10.4
Only the barn usable	3	222	3,200	14.4	3,100	14.0
Both buildings unusable	14	1,331	11,650	8.8	11,900	8.9
No buildings	9	718	6,770	9.4	5,450	7.6
Total	53	5,310	\$59,050	.....	\$54,850	.....
Average .....	.....	.....	.....	\$11.1	.....	\$10.3
Parcels	5	131	\$1,900	\$14.5	\$1,930	\$14.7
Grand total .....	.....	8,826	\$99,390	.....	\$114,080	.....
Average .....	.....	.....	.....	\$11.3	.....	\$12.9

* Including buildings.

Contribution of the agriculture of the area

The value of the agricultural products which this area contributed for use on the farm and for sale amounted to \$5.55 per acre of cleared land (table 379). To obtain this it was necessary to import supplies amounting to \$2.40 per acre of cleared land. The difference, which represents the net contribution of the agriculture of this area, was \$3.15 per acre of cleared land.

TABLE 379. VALUE OF THE PHYSICAL CONTRIBUTION OF THE AGRICULTURE OF THE DECATUR AREA, 1927*

	Total value	Value per acre of cleared land (6668 acres)
Products sold, or used on farm:		
Crops:		
Sold.....	\$ 2,183	\$0.33
Used on farm.....	611	0.09
Livestock:		
Sold.....	2,281	0.35
Used on farm.....	837	0.13
Increase in inventory.....	1,314	0.20
Livestock products:		
Sold.....	27,592	4.17
Used on farm.....	1,857	0.28
Total.....	\$36,675	\$5.55
Products imported:		
Livestock bought.....	\$ 959	\$0.15
Machinery:		
Bought.....	566	0.09
Repairs.....	304	0.05
Decrease in inventory.....	75	0.01
Feed.....	12,437	1.88
Seed.....	758	0.11
Fertilizer and lime.....	664	0.10
Other supplies.....	89	0.01
Total.....	\$15,852	\$2.40
Net contribution.....	\$20,823	\$3.15

* These figures do not include woodlot products, products sold from or used on occupied but unoperated farms, products sold from or used on farms not operated for the complete year for which records were taken, or products removed from the vacant farms by persons living outside the area.

The total number of working days on the 16 operated farms was 8215 (table 380). Nearly one-fourth of this work was done by unpaid labor, and about one-fifth by hired labor. The number of days spent on work done off the farm and in the woods was 772. This leaves 7443 working days for the agriculture of the area, which is 1.1 days per acre of cleared land.

TABLE 380. DETAILED LABOR RECORD ON OPERATED FARMS, DECATUR AREA, 1927

	Number of persons	Number of working days	Per cent of group	Per cent of total
Operators.....	16	4,800	.....	58.4
Unpaid labor:				
Wife.....	6	1,110	58.7	.....
Son.....	4	780	41.3	.....
Total.....	.....	1,890	100.0	23.0
Hired labor:				
Year.....	4	1,200	78.7	.....
Day.....	.....	325	21.3	.....
Total.....	.....	1,525	100.0	18.6
Grand total.....	.....	8,215	.....	100.0
Outside labor.....	.....	221	28.6	.....
Labor in woods.....	.....	551	71.4	.....
Total.....	.....	772	100.0	9.4
Number of working days spent on agriculture..	.....	7,443	.....	90.6
Grand total.....	.....	8,215	.....	100.0

The net amount of \$3.15 is the pay for 1.1 days labor, interest on investment, maintenance of the farm, taxes, grinding feed, horseshoeing, insurance, sawing wood, threshing, filling silo, use of automobile, use of telephone, and veterinary fees.

PARISH AREA

Location

The Parish area, containing more than 10,000 acres, is located in the townships of Parish, Albion, Williamstown, and Amboy in Oswego County. It is the region lying south of Dugway, Howardville, South Albion, and Kasoag, west of Williamstown, north of Wrightson and West Amboy, and northeast of Parish. A map of the area is shown in figure 15. The nearest railroad stations are at Parish on the west and at Kasoag and Williamstown on the east. From the center of the area, Kasoag is about five miles distant, Williamstown six miles, and Parish seven miles.

Description

Unlike all of the areas studied in southern New York, this area is not located at a high elevation. The highest point is 703 feet above sea level, and the lowest is 544 feet. The topography is fairly level, the greater part of the area lying at an elevation of 600 feet. The soil is sandy, and a considerable part of the area is swampy. Much of this swampy land was never cleared. The soil map of Oswego County, made in 1917, shows the predominant soil in this area to be Worth stony fine sandy loam. It is interspersed with some Worth stony loam. The swampy parts are designated as muck.

Livestock

There were 3 farmers in the area who kept more than 10 cows each, and 16 farmers who had less than 5 cows each. On the average, there were 4.6 cows per occupied farm (table 381). None of the farmers kept sheep. There were 4 farmers who kept brood sows, and the majority raised a few pigs for home use. Only 1 farmer kept more than 100 hens, the average number of hens per farm for all occupied farms being 25.8. The total value of livestock was \$21,412, or \$691 per occupied farm. About 71 per cent of this investment was in cattle and 22 per cent was in horses.

TABLE 381. NUMBER AND VALUE OF LIVESTOCK ON 31 OCCUPIED FARMS, PARISH AREA, 1928

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows.....	143	4.6	\$12,650	\$88.5	\$408.1	59.1
Heifers.....	47	1.5	2,295	48.9	74.0	10.7
Bulls.....	4	0.1	267	66.8	8.6	1.2
Horses.....	53	1.7	4,605	86.9	148.6	21.5
Hogs:						
Brood sows.....	5	0.2	155	31.0	5.0	0.7
Other hogs.....	34	1.1	506	14.9	16.3	2.4
Pigs.....	2	0.1	8	4.0	0.3	.....
Poultry:						
Hens.....	799	25.8	849	1.06	27.4	4.0
Turkeys.....	11	0.4	77	7.0	2.5	0.4
Total.....	.....	.....	\$21,412	.....	\$690.8	100.0



FIGURE 15. PARISH, FLORENCE, AND PANTHER LAKE AREAS

Machinery

The total value of special equipment in this area was \$300. It consisted of 1 Fordson tractor. The value of ordinary farm machinery was \$7000, making the total value of all farm machinery \$7300, or \$235 per occupied farm.

There were 9 automobiles in the area, all but 1 of which were Fords (table 382). The total value of all cars was \$1225, or \$136 per car.

TABLE 382. AUTOMOBILES,* PARISH AREA, 1928

Manufacturer's year	Make of car		Total number
	Ford	Chevrolet	
1920.....	1	.....	1
1923.....	3	.....	3
1924.....	3	.....	3
1927.....	1	.....	1
1928.....	.....	1	1
Total number.....	8	1	9
Total value.....	\$725	\$500	\$1,225
Average value.....	\$91	\$500	\$136

* Not included in farm machinery.

Real estate

The farmers' estimated total valuation of the 10,597 acres in this area was \$117,145, or \$11.10 per acre. There were about 6500 acres valued at \$10 per acre or less, and about 10,000 acres with an average value of \$10 per acre (table 383).

The estimated value of land and buildings on the occupied farms was \$62,300, or \$20.10 per farm. This makes the total farm capital per occupied farm \$2936, of which 68 per cent was in land and buildings, 24 per cent was in livestock, and 8 per cent was in machinery.

The prices which 19 of the present owners paid for their farms averaged \$14.30 per acre (table 384). On the average, about half of the purchase price was paid in cash. In 1928 the estimated average value of the occupied farms was \$19.62 per acre.

Condition of buildings

On about one-third of the 92 farmsteads the houses were gone or were not usable, and on about two-fifths the barns were gone or were not usable (table 385). Nearly half of the usable houses, and three-fourths of the usable barns, were considered poor.

Only 13 farmsteads had both a fairly good house and a fairly good barn (table 386). More than half of the farmsteads had both a usable house and a usable barn, about one-fifth had one or the other gone or not usable, and more than one-fourth had both house and barn gone or not usable.

Nearly three-fifths of the vacant farms had both a usable house and a usable barn, while one-fourth of them had no buildings that were usable (table 387).

TABLE 383. ESTIMATES OF LAND VALUES,* AVERAGE LAND VALUES, AND ACRES ON WHICH VALUES AND AVERAGE VALUES APPLY, PARISH AREA, 1928

Acres	Value per acre	Total value	Average value per acre including all cheaper land	Number of acres with average value shown in column preceding
219.....	\$ 1	\$ 210	\$ 1.0	219
1,124.....	2	2,160	1.8	1,343
871.....	3	2,795	2.3	2,214
438.....	4	1,680	2.6	2,652
404.....	5	2,000	2.9	3,056
1,142.....	6	6,550	3.7	4,198
180.....	7	1,200	3.8	4,378
1,185.....	8	9,550	4.7	5,563
281.....	9	2,500	4.9	5,844
780.....	10	7,750	5.5	6,624
653.....	11	7,300	6.0	7,277
383.....	12	4,600	6.3	7,660
270.....	13	3,600	6.5	7,930
243.....	15	3,700	6.8	8,173
185.....	16	3,000	7.0	8,358
346.....	17	6,000	7.4	8,704
167.....	18	3,000	7.6	8,871
105.....	19	2,000	7.8	8,976
141.....	20	2,800	7.9	9,117
12.....	21	250	8.0	9,129
293.....	22	6,400	8.4	9,422
124.....	23	2,900	8.6	9,546
261.....	25	6,500	9.0	9,807
148.....	27	4,000	9.3	9,955
189.....	29	5,500	9.7	10,144
40.....	30	1,200	9.7	10,184
80.....	31	2,500	9.9	10,264
50.....	32	1,600	10.0	10,314
23.....	35	800	10.1	10,337
70.....	43	3,000	10.3	10,407
87.....	46	4,000	10.6	10,494
45.....	58	2,600	10.8	10,539
58.....	60	3,500	11.1	10,597

* Including buildings.

TABLE 384. PURCHASE PRICES PAID BY 19 OF THE PRESENT OWNERS OF FARMS, PARISH AREA

Purchase price per acre	Number of farms	Total acres	Average acres per farm	Total purchase price	Average price per acre	Original indebtedness	
						Total	Per cent of purchase price
Less than \$10.....	2	145	72.5	\$1,000	\$ 6.9	\$ 600	60.0
\$10 to \$14.....	8	866	108.3	9,725	11.2	6,150	63.2
\$15 to \$19.....	6	366	61.0	5,875	16.1	2,850	48.5
\$20 and more.....	3	189	63.0	5,800	30.7	400	6.9
Total.....	19	1,566	.....	\$22,400	.....	\$10,000	.....
Average.....	.....	.....	82.4	.....	14.3	.....	44.6

TABLE 385. CONDITION OF BUILDINGS ON ALL FARMS,* PARISH AREA, 1928

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	11	12.0	4	4.3
Fair.....	21	22.8	10	10.9
Poor.....	27	29.3	42	45.7
Not usable.....	11	12.0	5	5.4
Gone.....	22	23.9	31	33.7
Total.....	92	100.0	92	100.0

* Based on a tally of all building sites.

TABLE 386. COMBINATIONS OF BUILDINGS ON ALL FARMS,* PARISH AREA, 1928

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	1	1.1
Good.....	Fair.....	5	5.4
Fair.....	Good.....	3	3.3
Fair.....	Fair.....	4	4.3
Good.....	Poor.....	4	4.3
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	9	9.8
Poor.....	Fair.....	0	0.0
Poor.....	Poor.....	23	25.0
Total having both house and barn usable.....		49	53.2
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	1	1.1
Fair.....	Not usable.....	1	1.1
Fair.....	Gone.....	4	4.3
Poor.....	Not usable.....	1	1.1
Poor.....	Gone.....	3	3.3
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	1	1.1
Not usable.....	Poor.....	3	3.3
Gone.....	Poor.....	3	3.3
Total having either house or barn gone or not usable.....		17	18.5
Not usable.....	Not usable.....	2	2.2
Not usable.....	Gone.....	6	6.5
Gone.....	Not usable.....	1	1.1
Gone.....	Gone.....	17	18.5
Total having both house and barn gone or not usable.....		26	28.3
Grand total.....		92	100.0

* Based on a tally of all building sites.

TABLE 387. BUILDINGS ON VACANT FARMS,* PARISH AREA, 1928

Farmsteads having	Number	Per cent
House usable and barn usable.....	23	57.5
House usable and barn not usable.....	2	5.0
House usable and barn gone.....	3	7.5
House not usable and barn usable.....	1	2.5
House not usable and barn not usable.....	3	7.5
House not usable and barn gone.....	2	5.0
House gone and barn usable.....	1	2.5
House gone and barn not usable.....	0	0.0
House gone and barn gone.....	5	12.5
Total.....	40	100.0

* Based on survey records.

The people

At the time when this survey was made (September, 1928), there were 106 persons living in the entire area of more than 10,000 acres (table 388).

There were no boys in the area who were 20 years old or more, and only 2 who were over 15 (table 389). The average age of the boys was 9 years and of the girls 7.1 years. The average number of children living at home, per family having children, was 3.4 (table 390). There were no children living at home on 16 of the 31 farms.

TABLE 388. NUMBER OF PERSONS LIVING ON FARMS, PARISH AREA, 1928

	Number	Per cent
Men.....	33	31.1
Women.....	22	20.8
Boys.....	25	23.6
Girls.....	20	24.5
Total.....	106	100.0

TABLE 389. NUMBER AND AGES OF CHILDREN LIVING AT HOME, PARISH AREA, 1928

Age	Boys	Girls	Total
Under 10 years.....	13	20	33
10 to 14 years.....	10	4	14
15 to 19 years.....	2	2	4
20 years and over.....	0	0	0
Total number.....	25	26	51
Average age (years).....	9.0	7.1	8.0

TABLE 390. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, PARISH AREA, 1928

Number of children in the family	Number of families	Total number of children
1.....	4	4
2.....	2	4
3.....	2	6
4.....	1	4
5.....	4	20
6.....	1	6
7.....	1	7
Total.....	15	51
Average per family.....		3.4

Only 5 occupants¹⁶ in the area were under 40 years of age, while 15 were 60 years old or over (table 391). The average age of all occupants was 54.4 years.

TABLE 391. AGES OF 31 OCCUPANTS, PARISH AREA, 1928

Age	Number of occupants	Average age
Under 40 years.....	5	(Years)
40 to 59 years.....	11	32.6
60 years and over.....	15	45.4
Total number.....	31	68.3
Average age (years).....		54.4

Most of the occupants were natives of New York State (table 392). A few were born in European countries.

¹⁶ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 392. BIRTHPLACES OF 29 OCCUPANTS AND THEIR PARENTS, PARISH AREA

Birthplace	Occupants	Fathers	Mothers
In Parish area or near-by townships.....	17	1	1
In New York State (place not designated).....	6	19	17
In other States.....	1	3	4
In other countries.....	5	6	7
Total.....	29	29	29

Only 6 out of 29 occupants had been in the area for less than ten years, while 17 had been there for twenty years or more (table 393). The average period of residence of all occupants was 28.5 years. A number of the occupants had always lived in the area.

TABLE 393. YEARS OF CONTINUOUS RESIDENCE OF 29 OCCUPANTS, PARISH AREA, 1928

Years	Number of occupants	Average years of residence
Less than 5.....	2	2.5
5 to 9.....	4	7.8
10 to 19.....	6	15.2
20 to 29.....	7	21.4
30 and more.....	10	54.9
Total number.....	29	.....
Average years of residence.....	.....	28.5

Absentee owners

Most of the owners of the vacant farms live in Oswego County (table 394). Only 1 out of 33 was located outside the State.

TABLE 394. LOCATIONS OF 33 OWNERS OF VACANT FARMS, PARISH AREA, 1928

Location	Owners
In Oswego County.....	23
Other counties in New York.....	9
Other States.....	1
Total.....	33

About one-third of these owners of vacant farms were farmers (table 395). The remainder were engaged in a wide variety of occupations.

TABLE 395. OCCUPATIONS OF 33 OWNERS OF VACANT FARMS, PARISH AREA, 1928

Occupation	Owners	Occupation	Owners
Farmer.....	12	Dentist.....	1
Factory laborer.....	3	Lawyer.....	1
Feed-mill operator.....	2	Dealer.....	1
Plumber.....	2	Butcher.....	1
Bond salesman.....	1	Teacher.....	1
Automobile salesman.....	1	Day laborer.....	1
Preacher.....	1	Real-estate dealer.....	1
Storekeeper.....	1	Conductor.....	1
Actress.....	1	Doctor.....	1

Utilization of the land

Records were obtained on 104 pieces of property, of which 31 were occupied farms, 40 were vacant farms, and 33 were parcels and woodlots (table 396). About 70 per cent of the land area was on the vacant farms and the parcels.

TABLE 396. CLASSIFICATION OF PROPERTY, PARISH AREA, 1928

	Number of farms	Total acres	Average acres per farm
Occupied farms:			
Operated.....	25	2,788	111.5
Non-operated.....	6	388	64.7
Vacant farms.....	40	4,044	101.1
Parcels and woodlots.....	33	3,377	102.3
Total.....	104	10,597	.....

Most of the property was obtained by purchase (table 397). A few of the farms and parcels were inherited, and 6 of the vacant farms were obtained as the result of trades for other property.

TABLE 397. METHODS BY WHICH OWNERSHIP OF PROPERTY WAS OBTAINED, PARISH AREA

	Occupied farms	Vacant farms	Parcels
Purchased.....	22	20	11
Inherited.....	4	7	4
Foreclosed mortgage.....	0	1	0
Traded.....	0	6	0
Total.....	26	34	15

More than half of this area was in woods and about one-fourth was in idle cleared land (table 398). Of the total area, 10.2 per cent was in pasture, 9.4 per cent was in hay, and only 1.6 per cent was in crops other than hay. Nearly four-fifths of the land available for crops and pasture on the vacant farms was idle, as compared with about 6 per cent on the occupied farms.

TABLE 398. UTILIZATION OF THE LAND, PARISH AREA, 1927

	Occupied farms		Vacant farms		Parcels		Total	
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	709	22.3	263.5	6.6	24	0.7	996.5	9.4
Other crops.....	145.75	4.6	23.5	0.6	1	.....	170.25	1.6
Pasture.....	988.5	31.1	70	1.7	23	0.7	1,081.5	10.2
Idle land.....	115	3.6	2,354	55.3	74	2.2	2,443	23.1
Woods.....	1,151.75	36.3	1,380	34.5	3,255	96.4	5,786.75	54.6
Farmstead.....	66	2.1	53	1.3	.....	.....	119	1.1
Total.....	3,176	100.0	4,044	100.0	3,377	100.0	10,597	100.0

Hay made up about 86 per cent of the crop acreage (table 399). No other crop represented as much as 3 per cent of the total crop acreage.

TABLE 399. ACREAGES OF THE DIFFERENT CROPS GROWN, PARISH AREA, 1927

	Occupied farms	Vacant farms	Parcels	Total area	Per cent
	(Acres)	(Acres)	(Acres)	(Acres)	
Corn for fodder.....	10	13.25	1	24.5	2.1
Corn for grain.....	13	.....	.....	13	1.1
Corn for silage.....	17	.....	.....	17	1.5
Potatoes.....	21 25	4.25	.....	25.5	2.2
Buckwheat.....	15.5	0	.....	21.5	1.8
Oats.....	32.5	.....	.....	32.5	2.8
Oat hay.....	32	.....	.....	32	2.7
Hay.....	700	263.5	24	996.5	85.5
Apples.....	4	.....	.....	4	0.3
Strawberries.....	0.5	.....	.....	0.5	.....
Total.....	854.75	287	25	1,166.75	100.0

The yields of all crops were low, especially buckwheat and hay (table 400). The average yield of potatoes in this area was 72 per cent of the average for the State, buckwheat was 39 per cent, oats were 80 per cent, and hay was 49 per cent. The average yields of these four crops were 60 per cent of the state average; when weighted by the acreage grown, this average was 50 per cent.

TABLE 400. YIELDS OF THE PRINCIPAL CROPS, PARISH AREA, 1927

	Number of farms	Number of acres	Average yield per acre	
			Parish area	New York State
Corn for fodder.....	4	10	4.5 tons	.....
Corn for grain.....	6	13	25.9 bu.	.....
Corn for silage.....	3	17	7.5 tons	.....
Potatoes.....	27	21.25	76.0 bu.	106 bu.
Buckwheat.....	8	13.5	8.2 bu.	21 bu.
Oats.....	7	33.5	28.1 bu.	35 bu.
Hay.....	36	781.5	0.73 ton	1.5 tons

More than one-third of the total area of crops was grown on the vacant farms. In 1927 hay was cut on 17 of the vacant farms, stock was pastured on 4, and some plowing was done on 2.

Abandonment began in this area about thirty years ago (table 401), but it was very slight until the more recent years. Three-fourths of the vacant farms have been vacated since 1920. The average period of vacancy for all vacant farms was about six years.

Farm operations

Of the 31 occupied farms, 6 were not being operated. These 6 occupants used their farms as homes, and worked out by the day. Consequently, this discussion of farming operations is based on only 25 farms.

The total receipts on the 25 operated farms were \$26,554, or \$1062 per farm (table 402). Livestock sold and livestock products sold each made up about two-fifths of the total income. Outside labor and increase in capital each constituted about 7 per cent of the total. Receipts from crops amounted to less than 2 per cent.

TABLE 401. STAGES IN THE ABANDONMENT OF VACANT FARMS, PARISH AREA

Year	Approximate number of years since operations were discontinued	Number of farms last occupied this year	Number of farms last pastured this year	Number of farms last plowed this year	Number of farms last hayed this year
1927.....	0	6	4	2	17
1926.....	1	2	3	2	0
1925.....	2	5	3	5	2
1924.....	3	4	1	2	2
1923.....	4	2	0	1	2
1922.....	5	4	2	4	1
1921.....	6	2	2	4	7
1919.....	8	0	1	1	0
	10	2	2	3	1
	12	3	3	3	3
	15	1	2	2	1
	20	1	0	0	0
	30	1	1	1	1
Total number of farms.....		33	24	30	37
Average number of years since operation was discontinued.....		5.6	6.6	6.7	4.2

TABLE 402. DETAILED RECEIPTS ON 25 FARMS, PARISH AREA, 1927

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	7	284 bu.	\$ 1.5	\$416	\$16.6	92.3	.....
Hay.....	1	1 ton	10.0	10	0.4	2.2	.....
Strawberries.....	1	250 qts.	0.1	25	1.0	5.5	.....
Total.....				\$451	\$18.0	100.0	1.7
Livestock:							
Cows.....	11	98	\$87.8	\$8,605	\$344.2	82.8	.....
Heifers.....	4	14	19.8	277	11.1	2.7	.....
Calves.....	14	70	7.9	598	23.9	5.8	.....
Bulls.....	3	3	43.3	130	5.2	1.3	.....
Horses.....	2	2	30.0	60	2.4	0.6	.....
Hogs.....	3	7	21.9	153	6.1	1.5	.....
Pigs.....	4	40	2.9	117	4.7	1.1	.....
Hens.....	7	460	0.92	423	16.9	4.1	.....
Turkeys.....	1	2	4.5	9	0.4	0.1	.....
Total.....				\$10,372	\$414.9	100.0	39.1
Livestock products:							
Milk.....	16	3,707 cwt.	\$2.07	\$7,741	\$309.7	68.9	.....
Butter.....	5	1,040 lbs.	0.50	520	20.8	4.6	.....
Eggs.....	17	8,360 doz.	0.36	2,976	119.0	26.5	.....
Total.....				\$11,237	\$449.5	100.0	42.3
Woodlot products:							
Cordwood.....	1			\$449	\$18.0	100.0	1.7
Outside work:							
Man work.....	5	675 days	\$2.97	\$2,006	\$80.2	100.0	7.5
Miscellaneous:							
Commission on buying and selling cows.....	1			\$200	\$8.0	100.0	0.8
Increase in capital.....	9			\$1,839	\$73.6	100.0	6.9
Grand total.....				\$26,554	\$1,062.2	.....	100.0

These 25 families used products from the farm valued at \$5628, or \$225 per family (table 403). The most important food products were milk, eggs, potatoes, and pork. The cordwood used represented an average value of \$60 per farm.

TABLE 403. AMOUNT AND VALUE OF FARM PRODUCTS USED ON 25 FARMS, PARISH AREA, 1927

Commodity	Quantity used	Average sale price	Total value	Value per farm
Milk.....	19,790 qts.	\$0.05	\$ 991	\$39.6
Butter.....	900 lbs.	0.50	450	18.0
Eggs.....	2,200 doz.	0.31	673	26.9
Poultry.....	151	0.95	143	5.7
Pork.....	5,250 lbs.	0.15	786	31.4
Potatoes.....	755 bu.	1.43	1,080	43.3
Total.....			\$4,123	\$164.9
Firewood.....	710 cords	\$2.12	1,505	60.2
Grand total.....			\$5,628	\$225.1

TABLE 404. DETAILED FARM EXPENSES ON 25 FARMS, PARISH AREA, 1927

	Number of farms having expense	Number of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Month help.....	3	.....	\$ 768	\$ 30.7	5.5	.....
Day help.....	7	.....	336	13.4	2.4	.....
Board of hired labor.....	7	.....	312	12.5	2.2	.....
Unpaid labor (including board).....	7	.....	1,680	67.2	12.0	.....
Egg cases.....	1	.....	40	1.6	0.3	.....
Buildings (new).....	2	.....	350	14.0	2.5	.....
Building repairs.....	6	.....	283	11.3	2.0	.....
Hay purchased.....	11	.....	358	14.3	2.6	.....
Feed purchased.....	24	.....	5,680	227.4	40.7	.....
Grinding feed.....	1	.....	6	0.2	.....	.....
Fence repairs.....	7	.....	90	3.6	0.6	.....
Fertilizer.....	13	.....	379	15.2	2.7	.....
Lime.....	2	.....	106	4.2	0.8	.....
Horseshoeing.....	15	.....	191	7.6	1.4	.....
Insurance.....	18	.....	147	5.9	1.1	.....
Sawing wood.....	3	.....	46	1.8	0.3	.....
New machinery.....	2	.....	113	4.5	0.8	.....
Machinery repairs.....	16	.....	218	8.7	1.6	.....
Filling silo.....	1	.....	15	0.6	0.1	.....
Threshing.....	7	.....	71	2.8	0.5	.....
Use of automobile.....	10	.....	877	35.1	6.4	.....
Hauling milk.....	1	.....	45	1.8	0.3	.....
Dairy supplies.....	2	.....	22	0.9	0.2	.....
Grass seed.....	19	.....	268	10.7	1.9	.....
Other seeds.....	13	.....	151	6.0	1.1	.....
Telephone.....	1	.....	12	0.5	0.1	.....
Taxes.....	25	.....	1,384	55.4	9.9	.....
Total.....	.....	.....	\$13,948	\$557.9	100.0	60.4
Livestock purchased:						
Cows.....	5	51	\$4,400	\$176.0	97.5	.....
Calves.....	2	5	15	0.6	0.3	.....
Horses.....	1	1	25	1.0	0.5	.....
Pigs.....	6	23	75	3.0	1.7	.....
Total.....	.....	.....	\$4,515	\$180.6	100.0	19.6
Decrease in capital.....	14	.....	\$4,622	\$184.9	100.0	20.0
Grand total.....	.....	.....	\$23,085	\$923.4	.....	100.0

The farm expenses on these 25 farms amounted to \$23,085, or \$923 per farm (table 404). The current operating expense made up three-fifths of the total expense, livestock purchased was one-fifth, and decrease in capital was one-fifth.

Feed represented about two-fifths of the operating expense, unpaid labor 12 per cent, hired labor 10 per cent, taxes 9.9 per cent, and use of automobile 6.4 per cent. No other expense amounted to as much as 5 per cent of the total. The commonest expenses were taxes, feed, grass seed, insurance, machinery repairs, and horseshoeing.

There was an increase in capital on 9 farms and a decrease on 14. The net decrease in capital on the 25 farms was \$2783, or \$111 per farm. The total value of livestock at the end of the year was \$2483 lower than at the beginning, that of real estate was \$250 lower, and that of machinery was \$50 lower. There was a marked decrease in practically all forms of livestock. (Table 405.)

TABLE 405. CHANGES IN INVENTORY DURING THE YEAR ON 25 FARMS, PARISH AREA, 1927

	Number of livestock			
	At beginning of year	At end of year	Increase	Decrease
Cattle:				
Cows.....	167	142	.....	25
Heifers.....	61	47	.....	14
Bulls.....	5	4	.....	1
Horses.....	50	48	.....	2
Hogs:				
Brood sows.....	6	5	.....	1
Other hogs.....	26	34	8	.....
Pigs.....	8	2	.....	6
Poultry:				
Hens.....	1,050	799	.....	251
Turkeys.....	4	11	7	.....
Value of livestock.....	\$23,445	\$20,962	.....	\$2,483
Value of machinery.....	\$6,930	\$6,880	.....	\$50
Value of real estate.....	\$54,450	\$54,200	.....	\$250

When all the farm expenses are deducted from the total receipts, an average of \$139 per farm is left as pay for the use of capital and for the operator's labor (table 406). The average capital per farm was \$3337. Interest at 5 per cent on this sum amounts to \$167. Consequently, these operators not only did not receive anything for their labor other than a house to live in and products from the farm to use, but lacked \$28, on the average, of having enough money to meet farm expenses and interest on their investment.

The total indebtedness on these 25 farms was \$7700, which means that only \$385 of the \$4169 interest charge had to be paid in cash. Likewise, the items for unpaid labor and the net decrease in inventory did not represent cash expenditures. Consequently, when these figures are taken into consideration, the average amount of cash per family available for living expenses and for saving was \$302. The estimated average cash expenditure for food was \$282 per family, and for clothing \$110. Apparently the operators must have had other sources of income than from their farming operations, or some of their expenses were not paid.

TABLE 406. LABOR INCOMES ON 25 FARMS, PARISH AREA, 1927

	Total	Average per farm
Receipts:		
Crops.....	\$ 451	\$ 18.0
Livestock sold.....	10,372	414.9
Livestock products.....	11,237	449.5
Woodlot products.....	449	18.0
Outside work.....	2,006	80.2
Miscellaneous.....	200	8.0
	\$24,715	\$988.6
Expenses:		
Decrease in livestock.....	\$ 2,483	\$ 99.3
Decrease in machinery.....	50	2.0
Decrease in real estate.....	250	10.0
Livestock purchased.....	4,515	180.6
Operating expenses.....	13,948	557.9
	21,246	849.8
Income from capital and operator's labor.....	\$3,469	\$138.8
Capital:		
Real estate.....	\$54,325	\$2,173.0
Machinery.....	6,905	276.2
Livestock.....	22,204	888.2
	\$83,434	\$3,337.4
Interest on average capital at 5 per cent.....	4,169	166.8
Labor income.....	-\$700	-\$28.0

Taxation

The assessed valuation was not obtained for all the property in this area. For about 8000 acres the assessed valuation per acre was \$4.40 for the land and \$7.10 for land and buildings (table 407). The town, county, and state tax averaged 26 cents per acre. The average school tax paid for the school year 1927-28 was 10 cents per acre, which makes a total tax of 36 cents per acre. This tax represented 5.1 per cent of the assessed valuation and 3.2 per cent of the farmers' valuations.

Contribution of the agriculture of the area

The value of the agricultural products which this area contributed for use on the farm and for sale amounted to \$5.58 per acre of cleared land (table 408). To obtain this it was necessary to import supplies amounting to \$3.06 per acre of cleared land. The difference, which represents the net contribution of the agriculture of this area, was \$2.52 per acre of cleared land.

The total number of working days on the 25 operated farms was 8863 (table 409). More than four-fifths of this work was done by the operators, 9.7 per cent by unpaid labor, and 5.7 per cent by hired labor. The number of days spent on work done off the farm and in the woods was 1590. This leaves 7273 working days for the agriculture of the area, which is 1.5 days per acre of cleared land.

The net amount of \$2.52 is the pay for 1.5 days labor, interest on investment, maintenance of the farm, taxes, grinding feed, horseshoeing, insurance, sawing wood, filling silo, threshing, use of automobile, hauling milk, and use of telephone.

TABLE 407. ASSESSED VALUATIONS,* TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, PARISH AREA, 1927

	Number of acres	Assessed valuation				Tax rate per \$1000 valuation	Taxes†	
		Total		Per acre			Total	Per acre
		Land	Land and buildings	Land	Land and buildings			
Town, county, and state tax:								
Albion	1,692	\$ 8,040	\$ 9,910	\$4.8	\$5.9	\$36.00	\$ 357	\$0.21
Williamstown	1,895	8,590	10,190	4.5	5.4	40.00	408	0.22
Parish	3,227	14,445	31,070	4.5	9.6	34.00	1,056	0.33
Amboy	1,160	3,700	5,525	3.2	4.8	48.00	205	0.23
Total	7,974	\$34,775	\$56,695	.....	.....	.....	\$2,086	.....
Average .....	.....	.....	.....	\$4.4	\$7.1	.....	.....	\$0.26
School tax:								
Albion:								
District 2	948	\$4,350	\$ 5,600	\$4.6	\$ 5.9	\$13.00	\$ 73	\$0.08
District 11	1,449	6,335	7,480	4.4	5.2	10.00	75	0.05
District 13	115	600	600	5.2	5.2	7.00	4	0.03
Williamstown, District 4	616	2,560	2,560	4.2	4.2	12.50	32	0.05
Parish:								
District 3	998	4,150	8,650	4.2	8.7	11.50	99	0.10
District 4	519	2,600	5,350	5.0	10.3	10.00	54	0.10
District 6	417	1,700	4,400	4.1	10.6	10.00	44	0.11
District 8	1,273	5,845	12,520	4.6	9.8	30.00	376	0.30
Amboy, District 6	1,039	6,635	9,535	4.0	5.8	5.00	48	0.03
Total	7,974	\$34,775	\$56,695	.....	.....	.....	\$805	.....
Average .....	.....	.....	.....	\$4.4	\$7.1	.....	.....	\$0.10
Total tax per acre								
	.....	.....	.....	.....	.....	.....	.....	\$0.36

* Assessed valuations were obtained on only 7974 acres of the 10,597 acres in the entire area.

† Not including cost of collection.

TABLE 408. VALUE OF THE PHYSICAL CONTRIBUTION OF THE AGRICULTURE OF THE PARISH AREA, 1927*

	Total value	Value per acre of cleared land (4691 acres)
Products sold, or used on farm:		
Crops:		
Sold.....	\$ 451	\$0.10
Used on farm.....	1,080	0.23
Livestock:		
Sold.....	10,372	2.21
Used on farm.....	929	0.20
Livestock products:		
Sold.....	11,237	2.39
Used on farm.....	2,114	0.45
Total.....	\$26,183	\$5.58
Products imported:		
Livestock:		
Bought.....	\$4,515	\$0.96
Decrease in inventory.....	2,483	0.53
Machinery:		
Bought.....	113	0.02
Repairs.....	218	0.05
Decrease in inventory.....	50	0.01
Feed.....	6,038	1.29
Seed.....	419	0.09
Fertilizer and lime.....	485	0.10
Other supplies.....	62	0.01
Total.....	\$14,383	\$3.06
Net contribution.....	\$11,800	\$2.52

* These figures do not include woodlot products, products sold from or used on occupied but unoperated farms, products sold from or used on farms not operated for the complete year for which records were taken, or products removed from vacant farms by persons living outside the area.

TABLE 409. DETAILED LABOR RECORD ON OPERATED FARMS, PARISH AREA, 1927

	Number of persons	Number of working days	Per cent of group	Per cent of total
Operators.....	25	7,500	100.0	84.6
Unpaid labor:				
Wife.....	3	260	30.3	.....
Son.....	2	182	21.2	.....
Brother.....	2	416	48.5	.....
Total.....	.....	858	100.0	9.7
Hired labor:				
Month.....	3	390	77.2	.....
Day.....	.....	115	22.8	.....
Total.....	.....	505	100.0	5.7
Grand total.....	.....	8,863	.....	100.0
Outside labor.....	.....	680	42.8	.....
Labor in woods.....	.....	910	57.2	.....
Total.....	.....	1,590	100.0	17.9
Number of working days spent on agriculture.....	.....	7,273	.....	82.1
Grand total.....	.....	8,863	.....	100.0

OHIO AREA

Location

The Ohio area is located in Ohio Township, Herkimer County. It contains nearly 25,000 acres, and is in that part of the township lying south of the Adirondack State Park line. Unlike any of the other areas studied, the Ohio area is confined within the township boundaries, regardless of the continuation of abandonment in the adjoining townships. This township was selected as representative of the conditions existing in a rather large and continuous belt of sand land around the southern and eastern parts of the Adirondack Mountains. State-owned land (1773 acres), land owned by the Consolidated Water Company of Utica (2252 acres), and 10 farms selling fluid milk (3156 acres), are not included in the Ohio area as discussed in this publication. The 10 farms selling fluid milk are located in the southwestern part of the township, along Black Creek. The soil is richer in this part of the township and the farms are more readily accessible to market. In the opinion of the writer, conditions on these farms were sufficiently different from those in the rest of the township to warrant their omission. A map of the area is shown in figure 16. The nearest railroad station is at Poland, about eight miles south from the center of the area.

Description

The cleared part of the area is fairly level and lies at an elevation of from 1300 to 1400 feet above sea level. The soil is a very poor sandy loam, containing but a small proportion of loam. There are two hard-surfaced roads running through the center of the area in a north-and-south direction. Since the building of these roads, a number of the abandoned farms have been taken for summer homes.



FIGURE 16. HINCKLEY RESERVOIR, SPRITE CREEK, AND OHIO AREAS

Livestock

There was only 1 farmer in the area keeping more than 10 cows, and only 6 were keeping more than 5 cows each. On the average, there were 1.7 cows per occupied farm (table 410). None of the farmers kept sheep. There were 7 farmers who kept brood sows. Only 1 farmer kept more than 100 hens, the average number of hens per farm for all occupied farms being 24.9. The total value of livestock was \$23,392, or \$410 per occupied farm. About half of this investment was in dairy cattle and one-third was in horses.

TABLE 410. NUMBER AND VALUE OF LIVESTOCK ON 57 OCCUPIED FARMS, OHIO AREA, 1928

	Total number	Average number per farm	Total value	Average value per head	Average value per farm	Per cent of total value
Cattle:						
Cows.....	95	1.7	\$8,840	\$ 93.0	\$155.0	37.9
Heifers.....	57	1.0	2,535	44.5	44.5	10.8
Calves.....	35	0.6	565	16.2	9.9	2.4
Bulls.....	3	.....	200	66.7	3.5	0.9
Horses:						
Work horses.....	70	1.2	7,740	110.6	135.8	33.1
Colts.....	1	.....	50	50.0	0.9	0.2
Hogs:						
Brood sows.....	13	0.2	477	36.7	8.4	2.0
Boars.....	1	.....	35	35.0	0.6	0.1
Other hogs.....	65	1.1	940	14.5	16.5	4.0
Poultry:						
Hens.....	1,425	24.9	1,995	1.4	35.0	8.5
Geese.....	3	.....	15	5.0	0.3	0.1
Total.....	.....	.....	\$23,392	.....	\$410.4	100.0

Machinery

The total value of special equipment in this area was \$3110. It consisted of 3 tractors and 6 trucks. The tractors were used primarily for lumbering operations. The value of ordinary farm machinery was \$5100, which makes the total value of all farm machinery \$8210, or \$144 per occupied farm.

There were 17 automobiles in the area, valued at \$1815, or \$107 per car (table 411).

TABLE 411. AUTOMOBILES, * OHIO AREA, 1928

Manufacturer's year	Make of car					Total number
	Ford	Chevrolet	Overland	Dodge	Cadillac	
1915.....	1	.....	.....	.....	.....	1
1916.....	1	.....	1	.....	.....	2
1917.....	2	.....	.....	.....	.....	2
1919.....	1	.....	.....	.....	1	2
1921.....	1	.....	.....	.....	.....	1
1922.....	1	.....	1	.....	.....	1
1923.....	1	.....	.....	1	.....	2
1924.....	2	1	.....	.....	.....	3
1925.....	1	.....	.....	.....	.....	1
1927.....	.....	2	.....	.....	.....	2
Total number.....	11	3	1	1	1	17
Total value.....	\$445	\$850	\$20	\$200	\$300	\$1,815
Average value.....	\$40	\$283	\$20	\$200	\$300	\$107

* Not included in farm machinery.

Real estate

The average value of the land and buildings in this area, according to the farmers' estimates, was \$10.30 per acre (table 412). The value of land and buildings on the occupied farms was \$93,064, or \$1633 per farm. This makes the total farm capital per occupied farm \$2187, of which 74 per cent was in land and buildings, 19 per cent was in livestock, and 7 per cent was in machinery.

TABLE 412. VALUE OF LAND AND BUILDINGS, OHIO AREA, 1928*

	Number of farms	Number of acres	Average value per acre†	Total valuation
Occupied farms:				
Operated.....	23	4,571	\$12.1	\$55,309
Non-operated.....	34	3,371	11.2	37,755
Summer homes.....	27	4,242	11.5	48,783
Vacant farms.....	40	4,084	6.3	25,729
Total.....		16,268		\$167,576
Average.....			\$10.3	

* Not including miscellaneous parcels and woodlots.

† Based on estimates obtained for 4403 acres on operated farms, 2365 acres on non-operated farms, 751 acres on summer homes, and 2243 acres on vacant farms.

The prices which 24 of the present owners paid for their farms averaged \$10.80 per acre (table 413). In 1928 the estimated average value of the occupied farms was \$11.72 per acre.

TABLE 413. PURCHASE PRICES PAID BY 24 OF THE PRESENT OWNERS OF FARMS, OHIO AREA

Purchase price per acre	Number of farms	Total acres	Average acres per farm	Total purchase price	Average price per acre
Less than \$10.....	12	2,301	192	\$12,375	\$ 5.4
\$10 to \$14.....	4	303	76	4,000	13.2
\$15 or over.....	8	1,150	144	24,200	21.0
Total.....	24	3,754		\$40,575	
Average.....			156		\$10.8

Condition of buildings

On nearly one-third of the 130 farmsteads the houses were gone or were not usable, and on more than one-third the barns were gone or were not usable (table 414). Only about one-fifth of the usable houses and one-fourth of the usable barns were considered poor.

TABLE 414. CONDITION OF BUILDINGS ON ALL FARMS,* OHIO AREA, 1928

Condition	Houses		Barns	
	Number	Per cent	Number	Per cent
Good.....	56	43.1	41	31.6
Fair.....	17	13.1	22	16.9
Poor.....	17	13.1	22	16.9
Not usable.....	12	9.2	7	5.4
Gone.....	28	21.5	38	29.2
Total.....	130	100.0	130	100.0

* Based on a tally of all building sites in the entire township south of the Adirondack State Park line.

Nearly half of the farmsteads in this area had both a fairly good house and a fairly good barn (table 415). More than three-fifths of the farmsteads had both a usable house and a usable barn, about 12 per cent had one or the other gone or not usable, and more than one-fourth had both house and barn gone or not usable.

TABLE 415. COMBINATIONS OF BUILDINGS ON ALL FARMS,* OHIO AREA, 1928

Farmsteads having		Number	Per cent
House	Barn		
Good.....	Good.....	39	30.0
Good.....	Fair.....	12	9.2
Fair.....	Good.....	2	1.5
Fair.....	Fair.....	7	5.4
Good.....	Poor.....	4	3.1
Poor.....	Good.....	0	0.0
Fair.....	Poor.....	7	5.4
Poor.....	Fair.....	3	2.3
Poor.....	Poor.....	6	4.6
Total having both house and barn usable.....		80	61.6
Good.....	Not usable.....	0	0.0
Good.....	Gone.....	1	0.8
Fair.....	Not usable.....	0	0.0
Fair.....	Gone.....	1	0.8
Poor.....	Not usable.....	1	0.8
Poor.....	Gone.....	7	5.4
Not usable.....	Good.....	0	0.0
Gone.....	Good.....	0	0.0
Not usable.....	Fair.....	0	0.0
Gone.....	Fair.....	0	0.0
Not usable.....	Poor.....	0	0.0
Gone.....	Poor.....	5	3.8
Total having either house or barn gone or not usable.....		15	11.5
Not usable.....	Not usable.....	4	3.1
Not usable.....	Gone.....	8	6.2
Gone.....	Not usable.....	2	1.5
Gone.....	Gone.....	21	16.2
Total having both house and barn gone or not usable.....		35	26.9
Grand total.....		130	100.0

* Based on a tally of all building sites in the entire township south of the Adirondack State Park line.

About two-fifths of the vacant farms had both a usable house and a usable barn, while half of them had no buildings that were usable (table 416).

TABLE 416. BUILDINGS ON VACANT FARMS,* OHIO AREA, 1928

Farmsteads having	Number	Per cent
House usable and barn usable.....	16	40.0
House usable and barn not usable.....	0	0.0
House usable and barn gone.....	3	7.5
House not usable and barn usable.....	0	0.0
House not usable and barn not usable.....	1	2.5
House not usable and barn gone.....	6	15.0
House gone and barn usable.....	1	2.5
House gone and barn not usable.....	0	0.0
House gone and barn gone.....	13	32.5
Total.....	40	100.0

* Based on survey records.

The people

At the time when this survey was made (July, 1928), there were 181 persons living in the entire area of nearly 25,000 acres (table 417).

TABLE 417. NUMBER OF PERSONS LIVING ON FARMS,* OHIO AREA, 1928

	Number	Per cent
Men.....	62	34.2
Women.....	57	31.5
Boys.....	32	17.7
Girls.....	30	16.6
Total.....	181	100.0

* Not including summer residents.

There were 6 boys in the area 20 years old and over (table 418). The average age of the boys was 11 years and of the girls 6.5 years. The average number of children living at home, per family having children, was 2.4 (table 419). There were no children living at home on 31 of the 57 farms.

TABLE 418. NUMBER AND AGES OF CHILDREN LIVING AT HOME, OHIO AREA, 1928

Age	Boys	Girls	Total
Under 10 years.....	15	23	38
10 to 14 years.....	8	3	11
15 to 19 years.....	3	4	7
20 years and over.....	0	0	0
Total number.....	32	30	62
Average age (years).....	11.0	6.5	8.8

TABLE 419. NUMBER OF CHILDREN LIVING AT HOME, PER FAMILY HAVING CHILDREN, OHIO AREA, 1928

Number of children in the family	Number of families	Total number of children
1.....	9	9
2.....	9	18
3.....	3	9
4.....	2	8
5.....	2	10
8.....	1	8
Total.....	26	62
Average per family.....		2.4

There were 13 occupants¹⁷ in the area who were under 40 years of age, and 17 who were 60 years old and over (table 420). The average age of all occupants was 51.6 years.

Most of the occupants were natives of the region (table 421). A few came from other States, and some from foreign countries.

¹⁷ The term "occupants" refers to the heads of families, whether these are farm operators or are living on farms in the area but not operating them.

TABLE 420. AGES OF 46 OCCUPANTS, OHIO AREA, 1928

Age	Number of occupants	Average age
Under 40 years.....	13	(Years) 33.9
40 to 59 years.....	16	49.2
60 years and over.....	17	67.9
Total number.....	46	.....
Average age (years).....		51.6

TABLE 421. BIRTHPLACES OF 44 OCCUPANTS, OHIO AREA

Birthplace	Occupants
In Ohio Township.....	21
Other townships in Herkimer County.....	8
Other counties in New York.....	10
Other States.....	3
Other countries.....	2

Many of the occupants had farmed before coming to these farms, but a number had been engaged in other employments (table 422).

TABLE 422. PREVIOUS EMPLOYMENTS OF 36 OCCUPANTS, OHIO AREA

Previous employment	Occupants	Previous employment	Occupants
Farmer.....	17	Garage mechanic.....	1
Factory laborer.....	4	Truck driver.....	1
Day laborer.....	2	Chauffeur.....	1
Lumberman.....	1	Carpenter.....	1
Salesman.....	1	Storekeeper.....	1

Nearly one-fourth of the occupants had been in the area for less than five years, while about one-third had been there for twenty years or more (table 423).

Absentee owners

Most of the owners of the vacant farms live in Herkimer County, but not many of them are farmers (tables 424 and 425).

Utilization of the land

Records were obtained on 185 pieces of property, of which 57 were occupied farms, 27 were farms which are now used as summer homes, 40 were farms which are vacant the year round, and 61 were parcels and woodlots (table 426). The occupied farms which were being operated averaged about 200 acres in size, which was nearly double the size of most of the other farms.

About three-fifths of the area was in woods (table 427). More than half of this woodland was located in the eastern part of the area, in a section which had never been cleared. The farmers estimated that nearly one-third of this wooded area was in merchantable timber.

TABLE 423. YEARS OF CONTINUOUS RESIDENCE OF 44 OCCUPANTS, OHIO AREA, 1928

Years	Number of occupants	Average years of residence
Less than 5.....	10	2.1
5 to 9.....	7	6.4
10 to 19.....	12	12.1
20 and more.....	15	36.0
Total number.....	44	.....
Average years of residence.....	.....	17.1

TABLE 424. LOCATIONS OF 23 OWNERS OF VACANT FARMS, OHIO AREA, 1928

Location	Owners
Within Ohio area.....	1
Elsewhere in Herkimer County.....	17
Other counties in New York.....	4
Other States.....	1

TABLE 425. OCCUPATIONS OF 16 OWNERS OF VACANT FARMS, OHIO AREA, 1928

Occupation	Owners	Occupation	Owners
Farmer.....	4	Storekeeper.....	1
Real-estate dealer.....	2	Restaurant keeper.....	1
Day laborer.....	2	Retired.....	1
Laborer in milk station.....	2	Laborer in silk mill.....	1
Lumberman.....	1	Operator of boarding house.....	1

TABLE 426. CLASSIFICATION OF PROPERTY, OHIO AREA, 1927

	Number of farms	Total acres	Average acres per farm
Occupied farms:			
Operated.....	23	4,571	198.7
Non-operated.....	34	3,371	99.1
Summer homes.....	27	4,242	157.1
Vacant farms.....	40	4,084	102.1
Parcels and woodlots.....	61	8,249	135.2
Total.....	185	24,517	.....

Less than 1 per cent of the total area was in crops other than hay, 4.4 per cent was in hay, 7 per cent was in pasture, and 27.1 per cent was in idle cleared land. About 87 per cent of the land available for crops and pasture on the vacant farms was idle, as compared with about 46 per cent on the occupied farms.

Hay made up 88 per cent of the total crop acreage, oat hay 5.9 per cent, oats 2.8 per cent, and potatoes 2 per cent (table 428). The average yield of potatoes in this area was practically the same as the average for the State, buckwheat was 86 per cent of the state average, oats 60 per cent, and hay 53 per cent (table 429). The average yields of these four crops were 74 per cent of the state average; when weighted by the acreage grown, this average was only 54 per cent.

Abandonment began in this area about fifty years ago (table 430). On an average, the vacant farms had been vacant for about seventeen years.

TABLE 427. UTILIZATION OF THE LAND, OHIO AREA, 1927

	Occupied farms				Summer homes		Vacant farms		Parcels and woodlots		Total	
	Operated		Non-operated									
	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent	Acres	Per cent
Hay.....	601	13.1	336.5	10.0	105	2.5	31	0.8	6	0.1	1,079.5	4.4
Other crops.....	126.75	2.8	18.75	0.6	0.75	.....	1	.....	0	.....	147.25	0.6
Pasture.....	1,173	25.7	140	4.3	50	1.2	323	7.9	24	0.3	1,716	7.0
Idle land.....	491.75	10.8	1,543.5	45.8	1,062	46.3	1,063	48.1	684	8.3	6,044.25	27.1
Merchantable timber.....	419	9.2	295	8.8	250	5.9	150	3.7	2,413	29.2	3,527	14.4
Other timber.....	1,673	36.6	835	24.7	1,701	40.1	1,536	37.6	4,744	57.5	10,480	42.8
Reforested land.....	25	0.5	132	3.9	133	3.1	50	1.2	378	4.6	718	2.9
Farmstead.....	61.5	1.3	64.25	1.9	40.25	0.9	30	0.7	0	0	196	0.8
Total.....	4,571	100.0	3,371	100.0	4,242	100.0	4,084	100.0	8,249	100.0	24,517	100.0

TABLE 428. ACREAGES OF THE DIFFERENT CROPS GROWN, OHIO AREA, 1927

Crop	Occupied farms		Vacant farms and parcels		Total area	
	Acres	Per cent	Acres	Per cent	Acres	Per cent
Corn for fodder.....	0.5	.....	.....	.....	0.5	.....
Corn for silage.....	4	0.4	.....	.....	4	0.3
Potatoes.....	22.25	2.1	1.75	1.2	24	2.0
Cabbage.....	0.75	0.1	.....	.....	0.75	0.1
Carrots.....	0.25	.....	.....	.....	0.25	.....
Spring wheat.....	2	0.2	.....	.....	2	0.2
Buckwheat.....	8.5	0.8	.....	.....	8.5	0.7
Oats.....	34.75	3.2	.....	.....	34.75	2.8
Oat hay.....	72.5	6.7	.....	.....	72.5	5.9
Hay.....	937.5	86.5	142	98.8	1,079.5	88.0
Total.....	1,683	100.0	143.75	100.0	1,226.75	100.0

TABLE 429. YIELDS OF THE PRINCIPAL CROPS, OHIO AREA, 1927

	Number of farms	Number of acres	Average yield per acre	
			Ohio area	New York State
Potatoes.....	27	19.5	(Bushels) 104.5	(Bushels) 106
Buckwheat.....	3	8.5	18	21
Oats.....	4	33	21.1	35
Hay.....	28	655	(Tons) 0.79	(Tons) 1.5

TABLE 430. PERIOD OF VACANCY FOR 26 VACANT FARMS, OHIO AREA

Year vacated	Approximate number of years vacant	Number of farms
1926.....	1	3
1924.....	3	1
1922.....	5	1
1921.....	6	2
1919.....	8	2
1918.....	9	1
	10	3
	15	1
	20	5
	25	2
	30	1
	40	2
	45	1
	50	1
Total number of farms.....	.....	26
Average number of years since last occupied.....	17.2	

Farm operations

Only 23 of the 57 occupied farms were being operated, and the operator on 1 of these farms had been in the area for less than one year. Consequently, the following discussion of farming operations is based on only 22 farms.

The total receipts on the 22 operated farms were \$19,256, or \$875 per farm (table 431). Livestock and livestock products each brought about one-fourth of the total receipts, outside work about one-fifth, woodlot products 12.5 per cent, and farm crops 10.1 per cent. Potatoes were the

TABLE 431. DETAILED RECEIPTS ON 22 FARMS, OHIO AREA, 1927

	Number of farms having receipt	Number of units	Average price per unit	Total value	Average value per farm (all farms)	Per cent of group	Per cent of total
Crops:							
Potatoes.....	11	465 bu.	\$ 1.9	\$872	\$39.5	44.7	.....
Buckwheat.....	1	10 bu.	1.5	15	0.7	0.8	.....
Hay.....	3	45 tons	14.8	664	30.2	34.0	.....
Cabbage.....	1	.....	.....	100	4.5	5.1	.....
Carrots.....	1	.....	.....	300	13.6	15.4	.....
Total.....	.....	.....	.....	\$1,951	\$88.7	100.0	10.1
Livestock:							
Cows.....	10	28	\$86.2	\$2,413	\$109.7	46.6	.....
Heifers.....	7	19	49.8	947	43.0	18.2	.....
Calves.....	7	30	7.8	233	10.6	4.5	.....
Bulls.....	2	2	40.0	80	3.6	1.5	.....
Hogs.....	3	9	49.1	442	20.1	8.5	.....
Pigs.....	2	87	5.0	435	19.8	8.4	.....
Hens.....	4	340	1.2	400	18.2	7.7	.....
Broilers.....	1	.....	.....	240	10.9	4.6	.....
Total.....	.....	.....	.....	\$5,190	\$235.9	100.0	27.1
Livestock products:							
Milk.....	2	.....	.....	\$ 118	\$ 5.4	2.6	.....
Butter.....	18	4,276 lbs.	\$0.49	2,086	94.8	45.3	.....
Cheese.....	1	1,500 lbs.	2.8	420	19.1	9.1	.....
Eggs.....	18	5,775 doz.	0.34	1,976	89.8	43.0	.....
Total.....	.....	.....	.....	\$4,600	\$209.1	100.0	23.9
Woodlot products:							
Lumber.....	1	.....	.....	\$2,000	\$90.9	83.1	.....
Cordwood.....	4	.....	.....	407	18.5	16.9	.....
Total.....	.....	.....	.....	\$2,407	\$109.4	100.0	12.5
Outside work:							
Man work.....	13	.....	.....	\$2,337	\$106.2	61.8	.....
Team work.....	7	.....	.....	1,445	65.7	38.2	.....
Total.....	.....	.....	.....	\$3,782	\$171.9	100.0	19.6
Miscellaneous:							
Boarders.....	3	.....	.....	\$605	\$27.5	100.0	3.1
Increase in capital.....	9	.....	.....	\$721	\$32.8	100.0	3.7
Grand total.....	.....	.....	.....	\$19,256	\$875.3	100.0	100.0

TABLE 432. AMOUNT AND VALUE OF FARM PRODUCTS USED ON 22 FARMS, OHIO AREA, 1927

Commodity	Quantity used	Farmers' estimated value per unit	Total value	Value per farm
Milk.....	13,240 qts.	\$0.05	\$ 662	\$30.1
Butter.....	3,501 lbs.	0.50	1,780	81.0
Eggs.....	2,151 doz.	0.30	645	29.3
Poultry.....	275	1.00	275	12.5
Pork.....	4,875 lbs.	0.15	731	33.2
Beef.....	350 lbs.	0.11	38	1.7
Veal.....	150 lbs.	0.18	27	1.2
Potatoes.....	667 bu.	1.55	1,034	47.0
Apples.....	5 bu.	2.00	10	0.5
Total.....	.....	.....	\$5,202	\$236.5
Firewood.....	425 cords	\$3.10	1,318	59.9
Grand total.....	.....	.....	\$6,520	\$296.4

most important cash crop, the average receipt per farm being \$40. Butter and eggs were the most important livestock products, the average receipts per farm from butter being \$95 and from eggs \$90.

The 22 families on the operated farms used products from the farm valued at \$6520, or \$296 per family (table 432). The most important food products were butter, potatoes, pork, milk, and eggs. The firewood used represented an average value of \$60 per farm.

The farm expenses on the 22 farms amounted to \$15,189, or \$690 per farm (table 433). The operating expense made up 84 per cent of the total, decrease in capital 14 per cent, and livestock purchased 2 per cent. Feed comprised nearly half of the operating expense, and labor one-fourth. The commonest expenses were taxes, feed, grass seed, fertilizer, and horseshoeing.

TABLE 433. DETAILED FARM EXPENSES ON 22 FARMS, OHIO AREA, 1927

	Number of farms having expense	Number of units	Total expense	Average expense per farm (all farms)	Per cent of group	Per cent of total
Operating expenses:						
Labor:						
Month help.....	2	.....	\$ 85	\$ 3.9	0.7	.....
Day help.....	8	.....	609	27.7	4.8	.....
Board of hired labor.....	8	.....	191	8.7	1.5	.....
Unpaid labor (including board).....	5	.....	2,270	103.1	17.7	.....
Building repairs.....	9	.....	935	42.5	7.3	.....
Rent of land.....	1	.....	5	0.2	.....	.....
Hay purchased.....	1	.....	44	2.0	0.3	.....
Feed purchased.....	22	.....	6,008	273.0	46.9	.....
Fence repairs.....	8	.....	108	4.9	0.8	.....
Fertilizer.....	11	.....	388	17.6	3.0	.....
Horseshoeing.....	11	.....	155	7.0	1.2	.....
Insurance.....	9	.....	135	6.1	1.1	.....
Sawing wood.....	2	.....	33	1.5	0.3	.....
New equipment.....	3	.....	158	7.2	1.2	.....
Equipment repairs.....	3	.....	35	1.6	0.3	.....
Threshing.....	3	.....	26	1.2	0.2	.....
Oil and gasoline.....	2	.....	22	1.0	0.2	.....
Twine.....	4	.....	11	0.5	0.1	.....
Use of automobile.....	8	.....	409	18.6	3.2	.....
Dairy supplies.....	1	.....	2	0.1	.....	.....
Grass seed.....	17	.....	142	6.5	1.1	.....
Other seeds.....	6	.....	61	2.8	0.5	.....
Telephone.....	9	.....	164	7.5	1.3	.....
Taxes.....	22	.....	800	36.4	6.3	.....
Total.....	.....	.....	\$12,796	\$581.6	100.0	84.3
Livestock purchased:						
Cows.....	1	1	\$70	\$3.1	26.3	.....
Heifers.....	1	1	30	1.4	11.3	.....
Calves.....	1	6	24	1.1	9.1	.....
Bulls.....	1	2	10	0.5	3.8	.....
Pigs.....	4	14	67	3.0	25.3	.....
Chicks.....	1	800	64	2.9	24.2	.....
Total.....	.....	.....	\$265	\$12.0	100.0	1.7
Decrease in capital.....	13	.....	\$2,128	\$96.7	100.0	14.0
Grand total.....	.....	.....	\$15,189	\$690.3	100.0	100.0

There was an increase in capital on 9 farms and a decrease on 13. The net decrease on the 22 farms was \$1407, or \$64 per farm. The total value of livestock at the end of the year was \$1372 lower than at the beginning, of real estate \$50 lower, and of machinery \$15 higher. (Table 434.)

When all the farm expenses are deducted from the total receipts, an average of \$185 per farm is left as pay for the use of capital and for the

TABLE 434. CHANGES IN INVENTORY DURING THE YEAR ON 22 FARMS, OHIO AREA, 1927

	Number of livestock			
	At beginning of year	At end of year	Increase	Decrease
Cattle:				
Cows.....	96	79	.....	17
Heifers.....	61	56	.....	5
Calves.....	5	23	18	.....
Bulls.....	3	3	.....	.....
Horses.....	44	43	.....	1
Hogs:				
Brood sows.....	11	12	1	.....
Boars.....	1	1	.....	.....
Other hogs.....	22	34	12	.....
Poultry:				
Hens.....	1,188	1,132	.....	56
Geese.....	3	3	.....	.....
Value of livestock.....	\$19,338	\$17,966	.....	\$1,372
Value of machinery.....	\$4,635	\$4,650	\$15	.....
Value of real estate.....	\$53,250	\$53,200	.....	\$50

TABLE 435. LABOR INCOMES ON 22 FARMS, OHIO AREA, 1927

	Total	Average per farm
Receipts:		
Increase in machinery.....	\$ 15	\$ 0.7
Crops.....	1,951	88.7
Livestock sold.....	5,190	235.9
Livestock products.....	4,600	209.1
Woodlot products.....	2,407	109.4
Outside work.....	3,782	171.9
Miscellaneous.....	605	27.5
	\$18,550	\$843.2
Expenses:		
Decrease in livestock.....	\$ 1,372	\$ 62.4
Decrease in real estate.....	50	2.3
Livestock purchased.....	265	12.0
Operating expenses.....	12,796	581.6
	14,483	658.3
Income from capital and operator's labor.....	\$4,067	\$184.9
Capital:		
Real estate.....	\$53,225	\$2,419
Machinery.....	4,642	211
Livestock.....	18,652	848
	\$76,519	\$3,478
Interest on average capital at 5 per cent.....	3,825	173.9
Labor income.....	\$242	\$11.0

operator's labor (table 435). The average capital per farm was \$3478. Interest at 5 per cent on this sum amounts to \$174, which leaves only \$11 per farm as pay for the operator's labor, in addition to which he has a house to live in and products from the farm to use.

The total indebtedness on these 22 farms was \$5600, which means that only \$280 of the \$3825 interest charge had to be paid in cash. Likewise, the items for unpaid labor and the net decrease in inventory did not represent cash expenditures. Consequently, when these figures are taken into consideration, the average amount of cash per family available for living expenses and for saving was \$336. The estimated average cash expenditure for food was \$295 per family, and for clothing \$98. Apparently the operators must have had other sources of income than from their farming operations, or some of their expenses were not paid.

Taxation

The total assessed valuation of the land and buildings in the area in 1927 was \$152,780 (table 436). The assessed valuation per acre was \$3.52 for the land and \$4.78 for the land and buildings. The town, county, and state tax averaged 17 cents per acre. The average school tax paid for the school year 1927-28 was 5 cents per acre, which makes a total tax of 22 cents per acre. This tax represented 4.6 per cent of the assessed valuation and 2.1 per cent of the farmers' valuations.

TABLE 436. ASSESSED VALUATIONS, TOWN, COUNTY, AND STATE TAXES BY TOWNSHIPS, AND SCHOOL TAXES BY DISTRICTS, OHIO AREA, 1927

	Number of acres	Assessed valuation				Tax rate per \$1000 valua- tion	Taxes*	
		Total		Per acre			Total	Per acre
		Land	Land and buildings	Land	Land and buildings			
Town, county, and state tax: Ohio.....	31,936	\$110,396	\$152,780	\$3.5	\$4.8	\$35.36	\$5.402	\$0.17
School tax: Ohio:								
District 1.....	8,194	\$22,160	\$30,150	\$2.7	\$3.7	\$11.25	\$339	\$0.04
District 2.....	2,998	12,560	23,240	4.2	7.8	12.50	290	0.10
District 3.....	3,253	14,730	16,740	4.5	5.1	10.00	167	0.05
District 4.....	5,489	13,026	20,410	2.4	3.7	10.00	204	0.04
District 5.....	5,378	19,260	24,930	3.6	4.6	8.64	215	0.04
District 6.....	1,429	4,300	5,690	3.0	4.0	.....†	.....	.....
District 7.....	3,435	17,750	23,300	5.2	6.8	.....†	.....	.....
District 8.....	1,387	5,710	6,880	4.1	5.0	3.70	25	0.02
Russia, District II.....	373	900	1,380	2.4	3.7	.....†	.....	.....
Total.....	31,936	\$110,396	\$152,780	.....	.....	.....	.....	.....
Average.....	.....	.....	.....	\$3.5	\$4.8	.....	.....	\$0.05
Total tax per acre.....	.....	.....	.....	.....	.....	.....	.....	\$0.22

* Not including cost of collection.

† Rates not obtained for these districts.

Contribution of the agriculture of the area

The value of the agricultural products which this area contributed for use on the farm and for sale amounted to \$1.77 per acre of cleared land (table 437). To obtain this it was necessary to import supplies amounting to 90 cents per acre of cleared land. The difference, which represents the net contribution of the agriculture of this area, was 87 cents per acre of cleared land.

The total number of working days on the 22 operated farms was 8060 (table 438). More than four-fifths of this work was done by the operators, about 15 per cent by unpaid labor, and only 4 per cent by hired labor. The number of days spent on work done off the farm and in the woods was 1423. This leaves 6637 working days for the agriculture of the area, which is 0.7 day per acre of cleared land.

The net amount of 87 cents is the pay for 0.7 day labor, interest on investment, maintenance of the farm, taxes, horseshoeing, insurance, sawing wood, threshing, use of automobile, and use of telephone.

TABLE 437. VALUE OF THE PHYSICAL CONTRIBUTION OF THE AGRICULTURE OF THE OHIO AREA, 1927*

	Total value	Value per acre of cleared land (9587 acres)
Products sold, or used on farm:		
Crops:		
Sold.....	\$1,951	\$0.21
Used on farm.....	1,044	0.11
Livestock:		
Sold.....	5,190	0.54
Used on farm.....	1,071	0.11
Livestock products:		
Sold.....	4,600	0.48
Used on farm.....	3,087	0.32
Increase in machinery.....	15	.....
Total.....	\$16,958	\$1.77
Products imported:		
Livestock:		
Bought.....	\$ 265	\$0.03
Decrease in inventory.....	1,372	0.14
Machinery:		
Bought.....	158	0.02
Repairs.....	35	.....
Feed.....	6,052	0.64
Seed.....	203	0.02
Fertilizer.....	388	0.04
Other supplies.....	143	0.01
Total.....	\$8,616	\$0.90
Net contribution.....	\$8,342	\$0.87

* These figures do not include woodlot products, products sold from or used on occupied but unoperated farms, products sold from or used on farms not operated for the complete year for which records were taken, or products removed from the vacant farms by persons living outside the area.

TABLE 438. DETAILED LABOR RECORD ON OPERATED FARMS, OHIO AREA, 1927

	Number of persons	Number of working days	Per cent of group	Per cent of total
Operators.....	22	6,600	100.0	81.9
Unpaid labor:				
Wife.....	3	720	61.5	.....
Son.....	2	450	38.5	.....
Total.....	.....	1,170	100.0	14.5
Hired labor:				
Month.....	2	90	31.0	.....
Day.....	.....	200	69.0	.....
Total.....	.....	290	100.0	3.6
Grand total.....	.....	8,060	.....	100.0
Outside labor.....	.....	763	53.6	.....
Labor in woods.....	.....	600	40.4	.....
Total.....	.....	1,423	100.0	17.7
Number of working days spent on agriculture.....	.....	6,637	100.0	82.3
Grand total.....	.....	8,060	.....	100.0

AREAS IN WHICH THE USE AND CONDITION OF BUILDINGS, AND THE USE OF LAND ALONG THE ROADSIDE, WERE ASCERTAINED

Through making farm visits in the 13 abandoned farm areas discussed in the preceding pages, the writer became sufficiently familiar with this type of country to enable him to locate, and outline on maps, 27 additional areas which were considered similar. All of the passable roads within these areas were traveled by automobile. A tally was made of the use and the condition of buildings, and a general idea as to the use of land along the roadside was obtained with a crop-meter.¹⁸ This information substantiated the impressions of the writer and furnished a basis for comparison between areas.

In order to determine the significance of these crop-meter data for comparative purposes, the same information was obtained in 9 areas in which survey records also were taken.

On the average, the percentage of the total area obtained by the crop-meter exceeds the actual percentage in all the land uses except pasture and woods (table 439). About two-thirds of the actual pasture acreage is obtained with the crop-meter, and about half of the woodland. All crops are overestimated by the crop-meter, but especially corn, potatoes, and hay. These differences are about what one would expect, as most of the crops are grown near the road while the pasture and the woods are farther back. A larger proportion of the corn and potato fields are on the roadside because the fields are small.

When only the cleared land is considered, the tendency is for the crop-meter to underestimate on pasture, idle land, and grain. In general, as the land included is narrowed down from total area to cleared land, to crop land, and finally to crop land other than hay, the crop-meter results deviate less from the actual.

More important than these general deviations is the question whether or not they are consistent for the different areas. In studying the detailed figures in table 440, the size of the areas should be kept in mind, as some of them are hardly large enough to be significant. The woodland figure is the most consistent of any (table 441). In general, for those areas in which about one-third of the land is in woods, the crop-meter records about half of it. For those areas in which one-fifth of the land is in woods, the crop-meter records about one-third. For most areas the pasture acreage runs under the actual about one-third with the crop-meter, while the meter records about double the amount of hay. The acreages of the other crops are so small that not much consistency is shown, although corn and potatoes are usually considerably overestimated with the crop-meter.

Because of the different proportions of woodland in each area, it seems better to make comparisons between areas on the basis of cleared land only. On the average for all areas, the crop-meter records very close to the actual for crops other than hay and for idle land, but overestimates by about two-thirds on hay, and underestimates by about two-fifths on pasture, when only the cleared land is considered (tables 442 and 443). These deviations are fairly consistent for hay and for pasture.

¹⁸ A crop-meter is an instrument which may be attached to an automobile for the purpose of measuring the different uses of land along the road frontage. In this study a record was taken on only the right side of the road.

TABLE 439. COMPARISON OF THE UTILIZATION OF LANDS AS OBTAINED BY A CROP-METER, WITH THE ACTUAL ACREAGE,* ABANDONED FARM AREAS IN SOUTHERN NEW YORK, 1927

	Miles by crop- meter	Actual num- ber of acres	Per cent of total land		Per cent by which crop-meter figure exceeds actual figure	Per cent of cleared land		Per cent by which crop-meter figure exceeds actual figure	Per cent of crop land		Per cent by which crop-meter figure exceeds actual figure	Per cent of crop land other than hay		Per cent by which crop-meter figure exceeds actual figure
			Crop- meter	Actual		Crop- meter	Actual		Crop- meter	Actual		Crop- meter	Actual	
Corn.....	4.9	832	1.8	0.8	125	2.2	1.2	83	4.9	3.9	26	18.0	10.8	67
Potatoes.....	3.2	620	1.2	0.6	100	1.4	0.9	56	3.2	2.9	10	11.6	8.1	43
Barley.....	6.8	2,526	2.5	2.4	4	3.0	3.7	(-19)	6.8	11.9	(-13)	25.1	32.8	(-23)
Other grain.....	10.7	3,315	3.8	3.1	23	4.8	4.9	(-2)	10.6	15.7	(-32)	39.2	43.0	(-9)
Miscellaneous.....	1.7	406	0.6	0.4	50	0.8	0.6	33	1.7	1.9	(-11)	6.1	5.3	15
Total crop land other than hay.....	27.3	7,705	9.9	7.3	36	12.2	11.3	8	27.2	36.3	(-25)	100.0	100.0	.....
Hay.....	73.0	13,549	26.4	12.9	105	32.6	19.9	64	72.8	63.7	14	.....	.....	.....
Total crop land.....	100.3	21,254	36.3	20.2	80	44.8	31.2	44	100.0	100.0	.....	.....	.....	.....
Pasture.....	29.7	15,975	10.8	15.2	(-29)	13.3	23.5	(-43)	.....	.....	.....	.....	.....	.....
Idle land.....	93.9	30,886	34.0	29.2	16	41.9	45.3	(-8)	.....	.....	.....	.....	.....	.....
Total cleared land.....	223.9	68,109	81.1	64.6	26	100.0	100.0	.....	.....	.....	.....	.....	.....	.....
Woods.....	39.6	34,316	14.3	32.6	(-56)	.....	.....	.....	.....	.....	.....	.....	.....	.....
Farmstead.....	12.7	2,966	4.6	2.8	64	.....	.....	.....	.....	.....	.....	.....	.....	.....
Total area.....	276.2	105,391	100.0	100.0	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....

* Actual acreage based on farmers' estimates and checked with the assessed acreage.

TABLE 440. COMPARISON OF THE UTILIZATION OF LANDS AS OBTAINED BY A CROP-METER, WITH THE ACTUAL ACREAGE, * ABANDONED FARM AREAS IN SOUTHERN NEW YORK, 1927
(Table concluded on page 238)

	Connecticut Hill			Bald Mountain			Bull Hill			Swale			Summer Hill		
	Per cent of total area		Per cent by which crop-meter figure exceeds actual figure	Per cent of total area		Per cent by which crop-meter figure exceeds actual figure	Per cent of total area		Per cent by which crop-meter figure exceeds actual figure	Per cent of total area		Per cent by which crop-meter figure exceeds actual figure	Per cent of total area		Per cent by which crop-meter figure exceeds actual figure
Corn.....	0.3	0.4	(-25)	2.4	0.6	300	2.8	1.2	133	1.3	0.2	550	3.0	1.4	114
Potatoes.....	1.0	0.5	100	0.8	0.7	14	1.1	0.6	83	0.9	0.4	125	2.3	0.9	156
Barley.....	2.0	2.5	(-20)	0.8	3.1	(-74)	3.3	2.3	43	3.5	2.0	75	2.1	4.0	(-47)
Other grain.....	1.7	1.9	(-11)	0.2	2.3	(-91)	5.4	3.6	50	8.0	4.0	100	5.2	4.6	13
Miscellaneous.....	0.3	0.3	0	0.1	0.2	(-50)	0.0	0.2	.....	0.2	0.2	0	0.4	0.6	(-33)
Total crop land other than hay.....	5.3	5.6	(-5)	4.3	6.9	(-38)	12.6	7.9	59	13.9	6.8	104	13.0	11.5	13
Hay.....	15.4	7.7	100	29.7	10.8	175	20.9	9.2	127	35.2	17.3	103	41.0	20.9	96
Total crop land.....	20.7	13.3	56	34.0	17.7	92	33.5	17.1	96	49.1	24.1	104	54.0	32.4	67
Pasture.....	2.6	7.1	(-63)	8.9	8.6	3	10.1	13.7	(-26)	7.2	15.0	(-52)	0.6	10.0	(-40)
Idle land.....	58.8	45.2	26	33.7	36.7	(-8)	34.6	24.5	41	20.4	19.0	7	24.5	29.4	(-17)
Total cleared land.....	80.1	65.6	22	76.6	63.0	22	78.2	55.3	41	76.7	58.1	32	88.1	80.8	9
Woods.....	16.4	31.6	(-48)	18.1	34.0	(-47)	17.9	42.5	(-58)	19.5	40.2	(-51)	4.3	14.1	(-70)
Farmstead.....	3.5	2.8	25	5.3	3.0	77	3.9	2.2	77	3.8	1.7	124	7.0	5.1	49
Total area.....	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....
Miles by crop-meter.....	33.7			21.1			71.3			24.4			31.4		
Actual number of acres.....	10,314			5,702			25,305			11,782			11,168		

* Actual acreage based on farmers' estimates and checked with the assessed acreage.

TABLE 440* (concluded)

	Summer Hill Turnpike†			South Bradford and Sugar Hill			Virgil			Smyrna			All areas		
	Per cent of total area		Per cent by which crop-meter figure exceeds actual figure	Per cent of total area		Per cent by which crop-meter figure exceeds actual figure	Per cent of total area		Per cent by which crop-meter figure exceeds actual figure	Per cent of total area		Per cent by which crop-meter figure exceeds actual figure	Per cent of total area		Per cent by which crop-meter figure exceeds actual figure
	Crop-meter	Actual		Crop-meter	Actual		Crop-meter	Actual		Crop-meter	Actual		Crop-meter	Actual	
Corn.....	8.1	4.9	65	0.6	0.4	0.3	0.5	0.3	67	1.8	0.8	67	1.8	0.8	125
Potatoes.....	2.2	1.1	100	1.3	0.6	0.7	0.2	0.3	(-33)	1.2	0.0	100	1.2	0.0	100
Buckwheat.....	2.7	5.1	(-47)	3.8	2.5	52	0.2	1.1	(-88)	1.7	1.0	70	1.7	2.4	4
Other grain.....	4.3	7.1	(-39)	2.8	3.1	(-10)	1.7	1.9	(-11)	3.4	1.3	102	3.8	3.1	23
Miscellaneous.....	2.9	1.3	123	2.4	0.9	167	0.1	0.3	(-67)	0.0	0.1	500	0.6	0.4	50
Total crop land															
Hay.....	20.2	10.5	4	10.9	7.5	45	3.3	4.3	(-25)	6.4	3.0	113	9.9	7.3	36
Other than hay.....	39.6	26.9	47	23.7	9.1	166	24.9	14.2	75	29.8	15.4	94	26.4	12.9	105
Total crop land.....	59.8	46.1	29	34.6	16.6	108	28.2	18.5	52	36.2	18.4	97	36.3	20.2	80
Pasture.....	16.7	21.6	(-32)	17.2	14.5	19	12.8	17.8	(-28)	10.4	22.8	(-28)	10.8	15.2	(-29)
Idle land.....	10.9	8.9	22	32.8	37.0	(-11)	32.6	20.7	57	30.3	35.2	3	34.0	20.2	16
Total cleared land.....	87.4	79.9	9	84.6	68.1	24	73.6	57.0	29	88.9	76.4	16	81.1	64.6	26
Woods.....	9	15.4	.....	11.3	29.1	(-37)	23.3	40.9	(-43)	7.0	20.2	(-65)	14.3	32.6	(-56)
Farmstead.....	12.6	4.7	168	4.1	2.8	46	3.1	2.1	48	4.1	3.4	21	4.6	2.8	64
Total area.....	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....
Miles by crop-meter.....		6.7			49.8			21.6			25.2			276.2	
Actual number of acres.....		2,840.7			17,484			11,174			9,556			105,391	

* Actual acreage based on farmers' estimates and checked with the assessed acreage.

† Macadam road running along the southern edge of Summer Hill area.

TABLE 441. PERCENTAGE BY WHICH THE AMOUNT OF LAND AS OBTAINED BY A CROP-METER EXCEEDS OR FALLS BELOW THE ACTUAL,*
ABANDONED FARM AREAS IN SOUTHERN NEW YORK, 1927

Area	Per cent												
	Corn	Potatoes	Buck-wheat	Other grain	Miscellaneous	Total crop land other than hay	Hay	Total crop land	Pasture	Idle land	Total cleared land	Woods	Farmstead
Connecticut Hill.....	-25	100	-20	-11	0	-5	100	56	-63	26	22	-48	25
Bald Mountain.....	300	14	-74	-91	-50	-38	175	92	3	-8	22	-47	77
Bell Hill.....	133	83	43	50	.....	59	127	96	-26	41	41	-58	77
Swale.....	550	125	75	100	0	104	103	104	-52	7	32	-51	124
Summer Hill.....	114	156	-47	13	-33	13	96	67	-49	-17	9	-70	49
Summer Hill Turnpike.....	65	100	-47	-39	123	4	47	29	-32	22	9	.....	168
South Bradford and Sugar Hill.....	50	117	52	-10	167	45	160	108	19	-11	24	-37	46
Virgil.....	33	29	-88	-11	-67	-25	75	52	-28	57	29	-43	48
Smyrna.....	67	-33	70	162	500	113	94	97	-28	3	16	-65	21
All areas.....	125	100	4	23	50	36	105	80	-29	16	26	-56	64
Miles.....	4.9	3.2	6.8	10.7	1.7	27.3	73.0	100.3	29.7	93.9	223.9	39.6	12.7

* Actual acreage based on farmers' estimates and checked with the assessed acreage.

TABLE 442. COMPARISON OF THE UTILIZATION OF CLEARED LAND AS OBTAINED BY A CROP-METER, WITH THE ACTUAL ACREAGE,*
ABANDONED FARM AREAS IN SOUTHERN NEW YORK, 1927

	Connecticut Hill			Bald Mountain			Bull Hill			Swale			Summer Hill		
	Per cent of cleared land		Per cent by which crop-meter exceeds actual figure	Per cent of cleared land		Per cent by which crop-meter exceeds actual figure	Per cent of cleared land		Per cent by which crop-meter exceeds actual figure	Per cent of cleared land		Per cent by which crop-meter exceeds actual figure	Per cent of cleared land		Per cent by which crop-meter exceeds actual figure
	Crop-meter	Actual		Crop-meter	Actual		Crop-meter	Actual		Crop-meter	Actual		Crop-meter	Actual	
Hay.....	19.2	11.8	62	38.8	17.2	126	26.8	16.6	61	45.9	29.8	54	46.6	25.9	80
Other crops.....	6.6	8.6	(-23)	5.6	10.9	(-49)	16.2	14.3	13	18.1	11.7	55	14.7	14.3	3
Pasture.....	3.2	10.8	(-70)	11.6	13.7	(-15)	12.9	24.8	(-48)	9.4	25.8	(-64)	10.9	23.5	(-54)
Idle land.....	71.0	68.8	3	44.0	58.2	(-24)	44.1	44.3	0	26.6	32.7	(-19)	27.8	36.3	(-23)
Total cleared land..	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....
	Summer Hill Turnpike			South Bradford and Sugar Hill			Virgil			Smyrna			All areas		
	Per cent of cleared land		Per cent by which crop-meter exceeds actual figure	Per cent of cleared land		Per cent by which crop-meter exceeds actual figure	Per cent of cleared land		Per cent by which crop-meter exceeds actual figure	Per cent of cleared land		Per cent by which crop-meter exceeds actual figure	Per cent of cleared land		Per cent by which crop-meter exceeds actual figure
	Crop-meter	Actual		Crop-meter	Actual		Crop-meter	Actual		Crop-meter	Actual		Crop-meter	Actual	
Hay.....	45.3	33.6	35	28.0	11.0	155	33.8	25.0	35	33.5	20.2	66	32.6	19.9	64
Other crops.....	23.2	24.4	(-5)	12.9	13.3	(-3)	4.6	7.5	(-39)	7.2	4.0	80	12.2	11.3	8
Pasture.....	19.1	30.8	(-38)	20.3	21.3	(-5)	17.3	31.3	(-45)	18.4	29.8	(-38)	13.3	23.5	(-43)
Idle land.....	12.4	11.2	11	38.8	54.4	(-29)	44.3	36.2	22	40.9	46.0	(-11)	41.9	45.3	(-8)
Total cleared land..	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....	100.0	100.0	.....

* Actual acreage based on farmers' estimates and checked with the assessed acreage.

TABLE 443. PERCENTAGE BY WHICH THE AMOUNT OF CLEARED LAND AS OBTAINED BY A CROP-METER EXCEEDS OR FALLS BELOW THE ACTUAL,* ABANDONED FARM AREAS IN SOUTHERN NEW YORK, 1927

Area	Per cent			
	Hay	Other crops	Pasture	Idle land
Connecticut Hill.....	62	-23	-70	3
Bald Mountain.....	126	-49	-15	-24
Bull Hill.....	61	13	-48	0
Swale.....	54	55	-64	-19
Summer Hill.....	80	3	-54	-23
Summer Hill Turnpike.....	35	-5	-38	11
South Bradford and Sugar Hill.....	155	-3	-5	-29
Virgil.....	35	-39	-45	22
Smyrna.....	66	80	-38	-11
All areas.....	64	8	-43	-8

* Actual acreage based on farmers' estimates and checked with the assessed acreage.

In the discussion of the areas in which no farm visits were made, given in the summary (page 248), these relationships should be kept in mind, as all figures are based on crop-meter results and do not represent percentages of actual acreages. They are used primarily for comparative purposes, and are sufficiently near accuracy for that purpose.

The general locations and the relative sizes of the 27 areas in which no farm visits were made are shown in table 12 (page 19) and in figure 3 (page 20). The exact locations of these areas are shown on the following maps: Eastman Hill and South Danby (figure 7, page 45), South Cameron (figure 8, page 91), Monterey and Pine Valley (figure 10, page 135), Lebanon and Muller Hill (figure 12, page 166), Crystal Lake and Broome Center (figure 13, page 177), West Almond, Charlotte Center, and Tassel Hill (figure 14, page 192), Florence and Panther Lake (figure 15, page 207), Sprite Creek and Hinckley Reservoir (figure 16, page 221), Prospect Hill and Straits Corners (figure 17), Castle Creek, Bobell Hill, and South Apalachin (figure 18), Cheningo (figure 19), Pharsalia (figure 20), Chenango Lake and Skinner Hill (figure 21), Gorton Lake and Quaker Hill (figure 22).



FIGURE 17. STRAITS CORNERS AND PROSPECT HILL AREAS

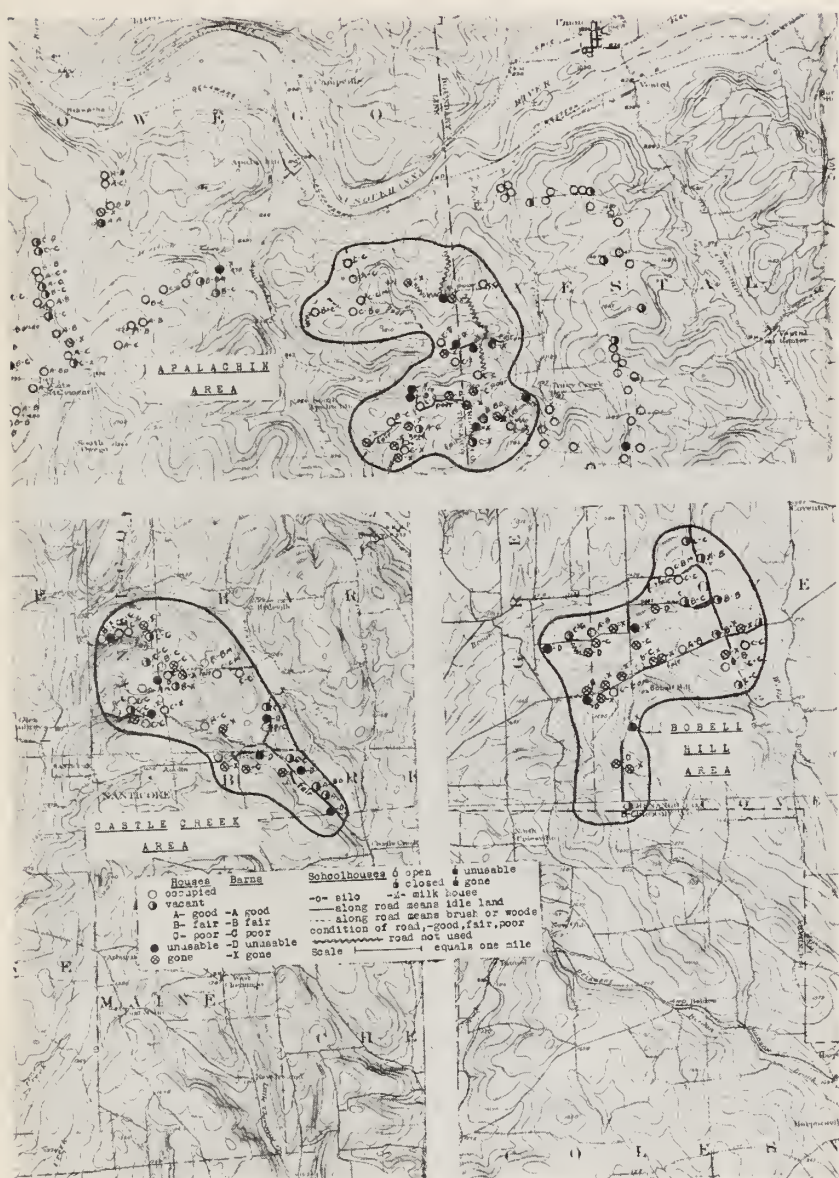


FIGURE 18. SOUTH APALACHIN, CASTLE CREEK, AND BOBELL HILL AREAS
The uppermost map should be labeled "South Apalachin Area" instead of "Apalachin Area"



FIGURE 19. CHENINGO AREA



FIGURE 20. PHARSALIA AREA

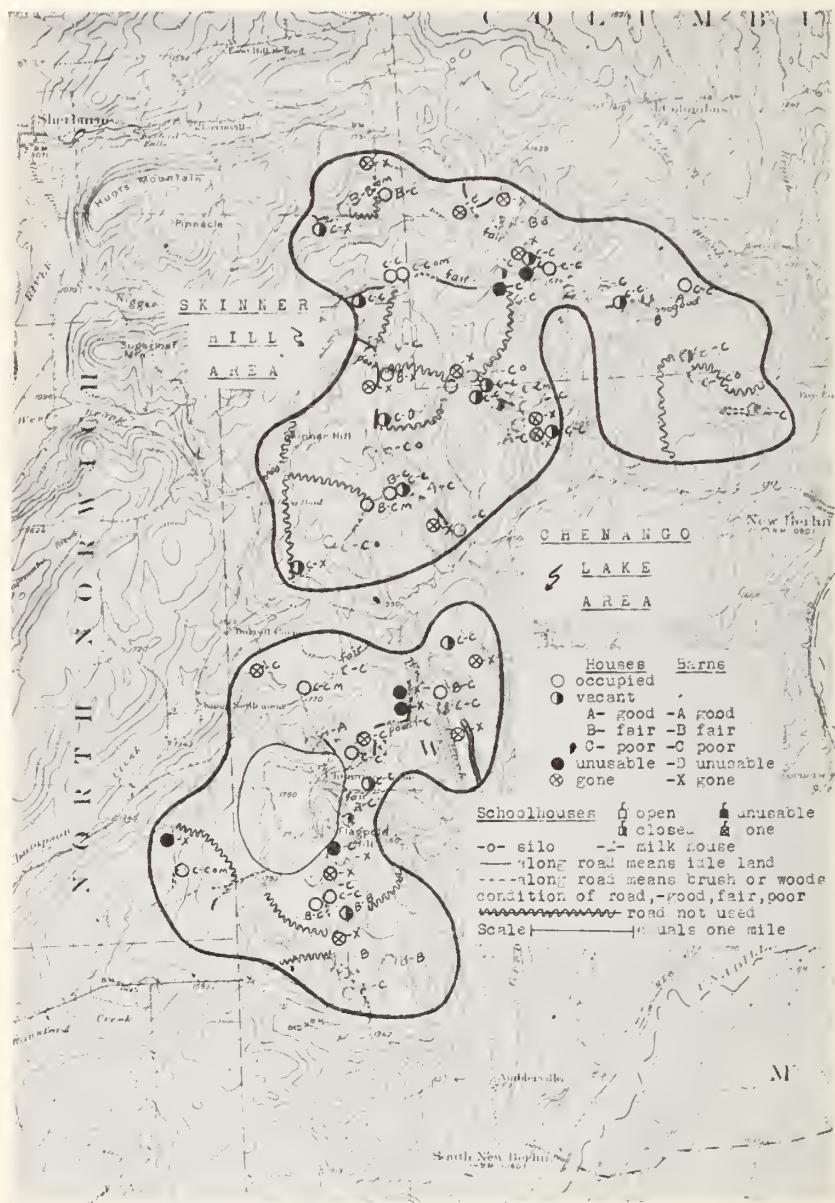


FIGURE 21. SKINNER HILL AND CHENANGO LAKE AREAS



FIGURE 22. GORTON LAKE AND QUAKER HILL AREAS

SUMMARY

Studies of abandoned farm areas in New York were begun in 1906.¹⁹ Some of these areas were again studied in 1917 and 1927, so that the progress of abandonment was obtained.

The project was definitely taken up in 1924, when a detailed study was made of Pharsalia Township in Chenango County, and of a part of Ellery Township in Chautauqua County.²⁰ The work has been continued since then by the writer. The following summary includes all of the work done from 1924 to 1928.

Business records have been obtained for the occupied farms in 15 areas, including 195,032 acres. Information concerning all other land in each area was obtained from the persons living on the occupied farms. In the 15 areas there were 685 occupied farms, 764 vacant farms, and 329 parcels of land (table 444). On an average, about one-fourth of the occupied farms were not operated. The owners of these farms used them as homes, and worked out by the day.

Of the vacant farms, 47 per cent had been vacant for ten years or more. In the Smyrna area only one-fifth had been vacant for ten years or more, as compared with three-fifths in the Ohio area.

About one-third of the total area was in woods and 6 per cent was in crops other than hay. The Summer Hill and Ohio areas are examples of the extremes in both woodland and crop land. In the Summer Hill area only 14 per cent of the total land area was in woods and 12 per cent was in crops other than hay. This area, and the Ellery area in Chautauqua County, are in better condition than most of the other areas. In the Ohio area 60 per cent of the total land area was in woods and only 1 per cent was in crops other than hay. The high proportion of woodland in the Ohio area is due to large tracts of continuous forest land in the eastern part of the township.

Of the cleared land in all areas, 40 per cent was idle. A mowing machine is frequently run over a field to cut a few weeds and grass to make some inferior hay. If this was done, the land was considered in use, even though it was very unprofitable.

Records of the use of houses and of land adjoining the road have been made for 27 areas, including 392,400 acres. This was done by the crop-meter method. Every passable road in the area was traveled. This type of study is useful for determining which areas should be more fully studied. In order to check the accuracy of the crop-meter method, records were taken also of the roadsides in most of the areas where detailed records of every piece of property were obtained. The land along the roadside includes much more crops and much less pasture, woods, and idle land than the average for the area. By considering the land along the roads only, the land in crops other than hay was, on the average, overestimated by 36 per cent. The percentage of cleared land idle was underestimated.

In areas where the use of land along the road was studied, 47 per cent of the cleared land along the road was idle and 6 per cent was in crops other than hay (table 445). Of the original houses, 28 per cent were gone, 36 per cent were vacant, and 36 per cent were occupied.

¹⁹ An agricultural survey, p. 463-473, 556-557. By G. F. Warren and K. C. Livermore. Cornell Univ. Agr. Exp. Sta. Bul. 295. 1911.

²⁰ The utilization of marginal lands. By William Allen. Cornell Univ. Agr. Exp. Sta. Bul. 476. 1929.

TABLE 444. AREAS FOR WHICH FINANCIAL OR OTHER RECORDS WERE OBTAINED FOR ALL LAND

Area	County	Number of occupied farms	Occupied farms		Number of vacant farms	Parcels of land	Per cent of vacant farms vacant 10 years or more	Per cent of area in woods	Per cent of area in crops other than hay	Per cent of cleared land idle	Total acres
			Operated	Non-operated							
Berne.....	Albany.....	41	32	9	23	8	57	17	7	41	8,299
Summer Hill.....	Cayuga.....	50	47	3	44	20	28	14	12	30	11,108
Ellery.....	Chautauqua.....	77	77	.....	46†	.....	.....	22	10	14	14,803
Pharsalia*.....	Chenango.....	98	98	.....	50	16	.....	25	3	15	25,445
Smyrna.....	Chenango.....	36	.....	.....	39	7	21	20	3	40	9,550
Virgin.....	Cortland.....	37	.....	.....	54	62	50	41	4	36	11,174
Ohio†.....	Herkimer.....	57	23	34	67§	61	62	60	1	69	24,517
Paris.....	Madison.....	31	25	6	40	33	24	55	2	52	10,597
Decatur.....	Oswego.....	20	18	2	53	4	48	24	5	35	8,826
Sugar Hill.....	Schuyler.....	20	.....	.....	25	6	33	17	9	45	5,008
South Bradford.....	Steuben.....	43	.....	.....	67	20	57	34	7	59	12,476
Swale.....	Steuben.....	34	33	1	49	26	45	40	7	33	11,782
Bald Mountain.....	Tompkins.....	16	14	2	31	7	36	34	7	58	5,702
Bull Hill.....	Tompkins.....	94	88	6	98	45	56	42	8	44	25,365
Connecticut Hill.....	Tompkins.....	31	20	11	78	14	56	32	6	69	10,314
Total.....	.....	685	.....	.....	764	329	.....	.....	.....	.....	195,032
Average.....	.....	.....	.....	.....	.....	.....	47	35	6	40	.....

* Entire township.

† Land north of the Adirondack State Park line, state-owned land, land owned by the Consolidated Water Company of Utica, and 10 farms selling fluid milk, located in the southwestern part of the township, are not included.

‡ Includes parcels of land.

§ 27 of these are summer homes which are sometimes used for a part of the year.

TABLE 445. AREAS IN WHICH THE USE OF LAND ALONG THE ROADSIDE, AND THE USE AND CONDITION OF BUILDINGS, WERE ASCERTAINED*

Area	County	Number of occupied houses	Number of vacant houses	Number of houses gone	Per cent of cleared land idle	Per cent of cleared land in crops other than hay	Approximate acreage
Crystal Lake.....	Albany.....	91	46	43	.....	.....	40,000
West Almond.....	Allegany.....	17	15	5	56	16	9,200
Castle Creek.....	Broome.....	15	16	8	34	7	3,500
Charlotte Center.....	Chautauqua.....	22	22	17	43	9	7,000
Bobell Hill.....	Chenango.....	10	11	15	46	3	4,200
Chenango Lake.....	Chenango.....	14	9	6	32	7	4,800
Pharsalia.....	Chenango.....	166	202	93	31	4	57,200
Skinner Hill.....	Chenango.....	21	19	9	19	8	7,100
Chenango.....	Cortland.....	42	62	31	42	7	17,700
Sprite Creek.....	Fulton.....	36	27	32	66	3	15,000
Gorton Lake.....	Madison.....	34	40	37	49	4	11,800
Lebanon.....	Madison.....	7	15	12	45	10	4,600
Muller Hill.....	Madison.....	48	42	23	35	8	12,200
Quaker Hill.....	Madison.....	24	35	22	44	7	11,300
Florence.....	Oneida.....	12	34	31	84	9.3	17,300
Hinckley Reservoir.....	Oneida.....	106	116	131	75	2	63,000
Tassel Hill.....	Oneida.....	5	11	3	56	3	5,800
Panther Lake.....	Oswego.....	95	90	93	60	9	41,400
Broome Center.....	Schoharie.....	15	18	14	.....	.....	7,500
Monterey.....	Schuyler.....	16	23	19	50	8	6,800
Pine Valley.....	Schuyler.....	31	23	30	42	12	6,100
South Cameron.....	Steuben.....	45	34	19	11	24	8,600
Prospect Hill.....	Tioga.....	21	22	16	52	7	4,700
South Apalachin.....	Tioga.....	14	10	11	33	16	4,300
Straits Corners.....	Tioga.....	16	18	9	43	10	3,900
Eastman Hill.....	Tompkins.....	18	12	7	48	6	4,900
South Danby.....	Tompkins.....	50	32	31	43	13	12,500
Total.....		991	1,004	767	.....	.....	392,400
Average.....		.....	.....	.....	47	6	.....

* Only the buildings along the passable roads were recorded. The proportion of houses vacant and gone would be greater if buildings along roads no longer used were included.

POPULATION

On the farms in the 15 areas reported upon in table 444, there were practically no men except the farm operators. On 510 farms, there were 558 men, and 49 boys 20 years old or older (table 446). The boys usually left the farm before they were 20 years of age. In one or two of the areas where abandonment has not yet gone so far, there were a number of boys. On 47 per cent of the farms there were no children living at home.

An agricultural region may be settled very quickly, but, if a mistake is made, abandonment is an exceedingly slow and painful process. In most of the areas, abandonment has been going on for fifty to seventy-five years and is yet far from complete. Usually the first step in the abandonment of land is for the hired men, the young men, and the young women, and some of the older persons, to leave the farms. Tenants can move, so that very few farms in the poor areas are rented.

When the first study of Bald Mountain was made, twenty-one years ago, practically all of the occupants were descendants of the original settlers who came from New England. The sons were gone. In 1927 there was only one family that had descended from the original settlers. In areas which are more remote from cities or which are a little better for farming, the stage of abandonment now is about the same as it was twenty years ago in the poorer regions. Many of the farms are still in the hands of the descendants of the original settlers. The sons are gone. When the owners die, an attempt will be made to sell the farm. In many cases

TABLE 446. POPULATION ON OCCUPIED FARMS

Area	County	Number of occupied farms	Number of acres in area	Population of area	Number of men residing in area	Average age of farm owners and tenants (years)	Number of boys 20 years old or older residing in area	Per cent of occupied farms on which there were no children	Per cent of families who had resided in the area for less than 5 years	Per cent of the owners of vacant farms now farming elsewhere
Berne.....	Albany.....	41	8,299	129	43	50	1	51	43	57
Summer Hill.....	Cayuga.....	50	11,108	182	57	53	4	54	32	50
Ellery.....	Chautauqua.....	77	14,803	318	.....	48	24	.....	.....	21
Pharsalia*.....	Chenango.....	98	25,445	377	.....	50	19	.....	.....	70
Snyrna.....	Chenango.....	36	9,556	116	39	49	3	56	35	61
Virgil.....	Cortland.....	37	11,174	143	40	50	2	35	32	61
Ohio†.....	Herkimer.....	57	24,517	181	62	52	6	54	23	25
Parish.....	Oswego.....	31	10,597	106	33	54	0	52	7	30
Decatur.....	Oswego.....	20	8,826	83	21	48	5	40	11	73
Sugar Hill.....	Schuyler.....	20	5,008	56	23	53	2	70	15	47
South Bradford.....	Stenben.....	43	12,476	148	44	53	5	48	37	62
Swale.....	Stenben.....	34	11,782	115	30	50	5	41	27	54
Bald Mountain.....	Tompkins.....	16	5,702	50	18	47	1	44	81	33
Bull Hill.....	Tompkins.....	94	25,365	381	106	49	12	30	17	43
Connecticut Hill.....	Tompkins.....	31	10,314	114	33	50	3	55	32	30
Total.....	.....	685	195,032	2,499	558	.....	92	.....	.....	.....
Average.....	.....	.....	.....	.....	.....	50	.....	47	28	59

* Entire township.

† Land north of the Adirondack State Park line, state-owned land, land owned by the Consolidated Water Company of Utica, and 10 farms selling fluid milk, located in the southwestern part of the township, are not included.

the place is listed with a real-estate firm. Such firms often advertise in western farm papers, in the foreign language press, in coal-mining regions, and elsewhere. Sales are often made. The new owner usually brings in his lifetime savings. He fixes up the buildings and tries to farm. From one to ten years are necessary to convince the new buyer that he has lost his time and his money. After he has become satisfied that a mistake was made, the problem of how to get away is a serious one. The disillusioned owner usually tries to sell the place, and may remain for several years in the hope of making a sale and thus getting back a part of his money. It is generally not possible to rent such a place. To leave it idle makes it much more difficult to sell. If the owner succeeds in selling, the process is repeated.

UTILIZATION OF THE LAND

In the different areas studied, the percentage of the land in crops other than hay varied from 1 to 12 and averaged 6 (table 447). The area in hay is not very significant, because any field over which a mowing machine was run was called hay land even though it had not been plowed for years and produced only a little weedy hay. The area of land in hay averaged 14 per cent of the total land, pasture averaged 18 per cent, woods 35 per cent, and idle land 25 per cent.

TABLE 447. UTILIZATION OF THE LAND

Area	County	Farm- steads	Hay	Other crops	Pasture	Idle land	Woods	Total
		Number of acres						
Berne.....	Albany.....	146	1,307	565	2,075	2,800	1,406	8,299
Summer Hill.....	Cayuga.....	508	2,336	1,287	2,119	3,274	1,584	11,168
Elery.....	Chautauqua.....	287	3,424	1,562	4,629	1,626	3,275	14,803
Pharsalia*.....	Chenango.....	254	6,652	812	8,530	2,833	6,364	25,445
Smayna.....	Chenango.....	327	1,475	291	2,172	3,357	1,934	9,556
Virgil.....	Cortland.....	229	1,592	477	1,991	2,314	4,571	11,174
Ohio†.....	Herkimer.....	196	1,079	147	1,716	6,045	14,734	24,517
Parish.....	Oswego.....	119	996	170	1,082	2,443	5,787	10,597
Decatur.....	Otsego.....	132	1,818	434	2,057	2,298	2,087	8,826
Sugar Hill.....	Schuyler.....	185	564	460	1,154	1,810	835	5,008
South Bradford.....	Steuben.....	302	1,024	850	1,377	4,666	4,257	12,476
Swale.....	Steuben.....	197	2,043	798	1,761	2,236	4,747	11,782
Bald Mountain.....	Tompkins.....	172	617	393	491	2,088	1,941	5,702
Bull Hill.....	Tompkins.....	559	2,333	2,013	3,481	6,227	10,752	25,365
Connecticut Hill.....	Tompkins.....	292	799	580	728	4,656	3,259	10,314
Total.....		3,965	28,059	10,839	35,363	49,273	67,533	195,032
Per cent of total.....		2	14	6	18	25	35	100

*Entire township.

†Land north of the Adirondack State Park line, state-owned land, land owned by the Consolidated Water Company of Utica, and 10 farms selling fluid milk, located in the southwestern part of the township, are not included.

On the occupied farms, average acreages were: potatoes 1 acre, buckwheat 3 acres, other grain 6 acres, hay 29 acres (table 448). The hay yields averaged 0.7 ton per acre, or 56 per cent of the average for the State for the same years. All crops combined yielded 60 per cent of the state average yield per acre.

These regions were abandoned primarily because of the natural poor-ness of the soil. They are regions which should never have been cleared, as they are better adapted to forestry than to agriculture. The returns from farming this land are not sufficient to give an intelligent farmer

TABLE 448. ACREAGES AND YIELDS OF CROPS ON OCCUPIED FARMS

Area	County	Number of farms	Acres per occupied farm				Yield of hay per acre (tons)	Yields per acre (State average for year = 100)	
			Potatoes	Buckwheat	Other grain†	Hay		Hay	All crops‡
Berne.....	Albany.....	41	0.5	5.4	5.9	24	0.7	47	52
Summer Hill.....	Cayuga.....	50	1.8	5.0	9.0	35	1.0	76	78
Ellery.....	Chautauqua.....	77	1.1	2.8	7.9	31	0.87	64	70
Pharsalia*.....	Chenango.....	98	0.8	1.0	2.5	53	0.58	43	46
Smyrna.....	Chenango.....	36	0.7	2.2	3.2	27	0.86	65	68
Virgil.....	Cortland.....	37	1.7	2.1	4.0	26	0.83	63	66
Ohio†.....	Herkimer.....	57	0.4	0.2	0.6	16	0.79	53	54
Parish.....	Oswego.....	31	0.7	0.5	1.0	23	0.73	49	50
Decatur.....	Otsego.....	20	2.1	4.5	5.5	45	0.82	55	57
Sugar Hill.....	Schuyler.....	20	1.4	6.4	7.4	22	0.7	53	62
South Bradford.....	Steuben.....	43	1.1	3.0	6.6	17	0.65	49	52
Swale.....	Steuben.....	34	1.1	5.9	10.8	40	0.67	51	54
Bald Mountain.....	Tompkins.....	16	2.0	6.9	7.0	21	0.7	51	58
Bull Hill.....	Tompkins.....	94	1.4	4.6	8.5	20	0.91	69	74
Connecticut Hill.....	Tompkins.....	31	1.2	6.0	4.2	18	0.7	53	58
Total.....		685							
Average.....			1.1	3.3	5.6	29	0.71	56	60

* Entire township.

† Land north of the Adirondack State Park line, state-owned land, land owned by the Consolidated Water Company of Utica, and 10 farms selling fluid milk, located in the southwestern part of the township, are not included.

‡ Oats; oats and barley; oats, peas, and barley; barley; rye and wheat.

§ Includes potatoes, buckwheat, oats, and hay. Few other crops are grown.

a standard of living comparable with that of the people with whom he associates from other sections. He is constantly aware of better opportunities on other farms or in other occupations. Foreigners may stay for a time because conditions are better than in the countries from which they came, but even they soon learn of better opportunities.

BUILDINGS

Data were obtained for 4500 houses, of which 1178 were gone, 1602 were vacant, and 1720 were occupied (table 449). On many of the farms, either the house or the barn, or both, were gone or were decayed and falling so that they could not be used. On 50 per cent of the farms, either the house or the barn, or both, had fallen or were not usable. On 14 per cent of the farms, both houses and barns were classed as fair to good. Many of these would not be so classed in a good farming region, as the buildings in poor areas were rarely comparable with the buildings in the fertile farming areas.

VALUE OF PROPERTY ON OCCUPIED FARMS

Farmers' estimates of the value of property on 685 occupied farms in different areas averaged \$4125 (table 450). The areas of high property values are the ones in which there is the least amount of idle land. The average number of acres per farm was 133, and the average value of land and buildings per farm was \$2670, of livestock \$938, and of machinery \$517.

INCOME

The incomes above farm expenses other than interest and wages for the operator, in the different areas, varied from \$86 to \$517 per farm (table 451). This includes returns from outside work as well as returns from farming.

TABLE 449. NUMBER AND CONDITION OF FARM BUILDINGS

Area	County	Number of occupied houses	Number of vacant houses	Number of houses gone	Per cent of farmsteads with fair to good house and barn	Per cent of farmsteads with house or barn, or both, gone or not usable
Berne.....	Albany.....	39	21	13	23	42
Crystal Lake.....	Albany.....	91	46	43	8	49
West Almond.....	Allegany.....	17	15	5	19	30
Castle Creek.....	Broome.....	15	16	8	10	51
Summer Hill.....	Cayuga.....	57	53	44	29	54
Charlotte Center.....	Chautauqua.....	22	22	17	10	.....
Ellery.....	Chautauqua.....	91	40	19	.....	.....
Chenango Lake.....	Chenango.....	14	9	6	14	38
Bobell Hill.....	Chenango.....	10	11	15	14	56
Pharsalia*.....	Chenango.....	103	74	.....	.....	.....
Pharsalia region.....	Chenango.....	166	202	93	15	.....
Smyrna.....	Chenango.....	39	37	19	14	36
Skinner Hill.....	Chenango.....	21	19	9	10	31
Chenango.....	Cortland.....	42	62	31	9	46
Virgil.....	Cortland.....	32	41	26	4	56
Sprite Creek.....	Fulton.....	36	27	32	2	59
Ohio†.....	Herkimer.....	79	32‡	28	46	38
Gorton Lake.....	Madison.....	34	40	37	7	53
Lebanon.....	Madison.....	7	15	12	6	65
Muller Hill.....	Madison.....	48	42	23	12	51
Quaker Hill.....	Madison.....	24	35	22	14	51
Florence.....	Oneida.....	12	34	31	10	69
Hinckley Reservoir.....	Oneida.....	106	116	131	7	64
Tassel Hill.....	Oneida.....	5	11	3	5	68
Panther Lake.....	Oswego.....	95	90	93	8	60
Parish.....	Oswego.....	32	38	22	14	47
Decatur.....	Otsego.....	23	45	15	5	40
Broome Center.....	Schoharie.....	15	18	14	6	47
Monterey.....	Schuyler.....	16	23	19	7	57
Pine Valley.....	Schuyler.....	31	23	30	8	52
Sugar Hill.....	Schuyler.....	18	21	11	14	50
South Bradford.....	Steuben.....	42	37	45	13	55
South Cameron.....	Steuben.....	45	34	19	26	33
Swale.....	Steuben.....	34	28	23	29	47
Prospect Hill.....	Tioga.....	21	22	16	10	46
South Apalachin.....	Tioga.....	14	10	11	3	71
Straits Corners.....	Tioga.....	16	18	9	14	51
Bald Mountain.....	Tompkins.....	25	24	21	20	49
Bull Hill.....	Tompkins.....	101	61	80	31	48
Connecticut Hill.....	Tompkins.....	32	59	45	13	61
Eastman Hill.....	Tompkins.....	18	12	7	8	43
South Danby.....	Tompkins.....	50	32	31	15	49
Total.....		1,720	1,602	1,178	.....	.....
Average.....		.....	.....	.....	14	50

* Entire township.

† Entire township south of the Adirondack State Park line.

‡ In addition to these 32 vacant houses, there were 20 houses that were used during the summer only.

In one area the receipts less the business expenses amounted to \$86 per farm. This was \$119 less than 5 per cent for the capital invested, and therefore left less than nothing for the farmer's labor. The amount left to pay for the time of the operator varied from -\$119 to \$292, and averaged \$98 for eleven areas.

In one area, which is somewhat better than the average of the areas studied, there is a large settlement of foreigners. In this area, 51 foreign-born operators made an average labor income of \$182, and 29 American-born operators made an average labor income of \$292. In such an area the men who spend the most time at other work than farming usually make the most money. The native Americans have learned this, and, by farming less actively and by working at other occupations, increase their incomes. By investing money earned before coming to the region, and by having the family work for low returns, the foreign-born farmers

TABLE 450. FARMERS' ESTIMATED VALUE OF PROPERTY PER FARM, ON OCCUPIED FARMS

Area	County	Number of farms	Acres per farm	Value of land and buildings per farm	Value of livestock per farm	Value of machinery per farm	Total value per farm
Berne.....	Albany.....	41	138	\$1,694	\$ 809	\$335	\$2,838
Summer Hill.....	Cayuga.....	50	126	3,547	1,140	462	5,149
Ellery.....	Chautauqua.....	77	123	4,440	1,101	984	6,525
Pharsalia*.....	Chenango.....	98	181	2,838	1,218	542	4,598
Smyrna.....	Chenango.....	36	130	1,924	1,189	388	3,501
Virgil.....	Cortland.....	37	112	2,084	875	459	3,418
Ohio†.....	Herkimer.....	57	139	1,633	410	144	2,187
Parish.....	Oswego.....	31	102	2,010	691	235	2,936
Decatur.....	Otsego.....	20	169	2,865	1,558	651	5,074
Sugar Hill.....	Schuyler.....	20	125	1,930	855	455	3,240
South Bradford.....	Steuben.....	43	126	2,188	593	301	3,082
Swale.....	Steuben.....	34	156	3,050	850	794	4,694
Bald Mountain.....	Tompkins.....	16	143	2,344	791	473	3,608
Bull Hill.....	Tompkins.....	94	132	2,790	1,057	636	4,483
Connecticut Hill.....	Tompkins.....	31	101	2,156	436	414	3,006
Total.....	.....	685	.....	.....	.....	.....	.....
Average.....	.....	.....	133	\$2,670	\$938	\$517	\$4,125

* Entire township.

† Land north of the Adirondack State Park line, state-owned land, land owned by the Consolidated Water Company of Utica, and 10 farms selling fluid milk, located in the southwestern part of the township, are not included.

TABLE 451. PROFITS PER FARM ON OPERATED FARMS IN 11 AREAS

Area	County	Number of farms	Total receipts	Total expenses	Farm income	Interest on capital	Labor income
Berne.....	Albany.....	26	\$ 927	\$ 666	\$261	\$178	\$ 83
Summer Hill.....	Cayuga.....	42	1,632	1,244	388	264	124
Ellery.....	Chautauqua.....	76	1,523	1,226	297	310	- 13
Pharsalia*.....	Chenango.....	98	1,518	1,116	402	230	172
Ohio†.....	Herkimer.....	22	875	690	185	174	11
Parish.....	Oswego.....	25	1,062	923	139	167	- 28
Decatur.....	Otsego.....	16	2,197	1,868	329	285	44
Swale.....	Steuben.....	27	1,221	891	330	251	79
Bald Mountain.....	Tompkins.....	9	1,037	951	86	205	-119
Bull Hill:	Tompkins.....	.....	.....	.....	.....	.....	.....
Foreign-born operators..	.....	51	1,975	1,541	434	252	182
American-born operators	.....	20	1,417	900	517	225	292
Connecticut Hill.....	Tompkins.....	18	1,083	837	246	199	47
Total.....	.....	439	.....	.....	.....	.....	.....
Average.....	.....	.....	\$1,461	\$1,122	\$339	\$241	\$98

* Entire township.

† Not including 10 farms shipping fluid milk, which are located in the southwestern part of the township.

give the impression of some prosperity. There are fewer abandoned farms in this community than there were twenty-five years ago. As the newcomers learn the difference between good farm land and poor farm land, they leave the area. Many of the young men are going, and 20 per cent of the farms owned by the foreign-born farmers are already left vacant, the operators having gone elsewhere to earn a living. Such a settlement delays the process of abandonment for a generation or more.

VALUE OF PRODUCTS SOLD OR USED

The value of products sold or used by the farm family, in 10 areas, averaged \$5.02 per acre of cleared land (table 452). The amount of purchased feed, and other materials brought into the area, amounted to

TABLE 452. VALUE OF PRODUCTS SOLD OR USED BY THE FARMER'S FAMILY, PER ACRE OF CLEARED LAND

Area	County	Acres of cleared land	Value of products sold or used, per acre of cleared land	Value of imported products, per acre of cleared land	Net agricultural contribution, per acre of cleared land	Number of working days spent on agriculture, per acre of cleared land
Berne.....	Albany.....	6,747	\$3.85	\$1.19	\$2.66	1.4
Summer Hill.....	Cayuga.....	9,016	6.99	2.41	4.58	1.9
Pharsalia*.....	Chenango.....	10,976	3.86	1.55	2.31	1.5
Ohio†.....	Herkimer.....	9,587	1.77	0.90	0.87	0.7
Parish.....	Oswego.....	4,691	5.58	3.06	2.52	1.5
Decatur.....	Otsego.....	6,608	5.55	2.40	3.15	1.1
Swale.....	Steuben.....	6,838	4.52	0.97	3.55	1.4
Bald Mountain.....	Tompkins.....	3,589	2.78	0.87	1.91	1.1
Bull Hill.....	Tompkins.....	14,054	9.83	3.08	6.75	2.6
Connecticut Hill.....	Tompkins.....	6,763	2.31	0.62	1.69	0.9
Average.....	.....	7,887	\$5.02	\$1.81	\$3.21	1.5

* Forest area only.

† Land north of the Adirondack State Park line, state-owned land, land owned by the Consolidated Water Company of Utica, and 10 farms selling fluid milk, located in the southwestern part of the township, are not included.

an average of \$1.81 per acre, leaving \$3.21 to pay interest, taxes, maintenance of farm, 1.5 days labor, and miscellaneous other costs. The lowest net contribution of agriculture was in the Ohio area, where it amounted to only 87 cents per acre of cleared land. The net contribution of the Bull Hill area was \$6.75. This is an area in which most of the farming is done by foreign-born operators. The return for one day's labor does not vary greatly in the different areas. The amount of time spent on agriculture in these areas, and the quantity of imported materials, would yield much more if used on better land.

LAND VALUES AND TAXES

Estimates of the value per acre of the land were obtained from the owners where possible, and from others where this was not possible. The estimated average value of the 176,537 acres included in table 453 was \$14.87 per acre. The 195,032 acres listed in table 444 (page 249) include 1778 farms and parcels of land. The average area per holding is therefore 110 acres.

For 146,535 acres on which assessed values were obtained, the farms were estimated to be worth \$13.62 per acre and were assessed for \$8.72 (table 454).

The town, county, and state taxes in the different areas varied from 17 to 46 cents per acre, and averaged 25 cents. School taxes varied from 5 to 16 cents per acre. Total taxes varied from 22 to 62 cents per acre, with an average of 34 cents. Since the average assessed value was \$8.72, the taxes were 3.9 per cent of the assessment.

HOW MAY THE LAND BE BROUGHT INTO USE?

Not only are the vast areas of idle land in the State non-productive, but they have a very depressing influence on agriculture and on the State as a whole. The traveler sees so much idle land that he does not notice

TABLE 453. LAND VALUES

Area	County	Average value per acre	Total acres	Acres with average value of \$10 per acre	Per cent of total
Berne.....	Albany.....	\$10.70	8,290	8,000	96
Summer Hill.....	Cayuga.....	23.40	11,168	3,500	31
Ellery.....	Chautauqua.....	31.90	14,804	300	2
Pharsalia*.....	Chenango.....	10.40	15,198	14,948	98
Smyrna.....	Chenango.....	11.30	9,556	9,000	94
Virgil.....	Cortland.....	13.10	11,174	9,000	81
Ohio†.....	Herkimer.....	10.30	16,268	.....	.....
Parish.....	Oswego.....	11.10	10,597	10,000	94
Decatur.....	Otsego.....	12.90	8,826	6,500	74
Sugar Hill.....	Schuyler.....	12.20	5,008	4,000	80
South Bradford.....	Steuben.....	12.30	12,476	12,000	96
Swale.....	Steuben.....	14.90	11,782	8,000	68
Bald Mountain.....	Tompkins.....	12.60	5,702	4,500	79
Bull Hill.....	Tompkins.....	15.20	25,365	18,000	71
Connecticut Hill.....	Tompkins.....	14.10	10,314	8,000	78
Total.....	.....	.....	176,537	.....	.....
Average.....	.....	\$14.87	.....	.....	72

* Forest area only.

† Not including miscellaneous parcels and woodlots.

TABLE 454. TAXES

Area	County	Assessed value per acre	Town, county, and state taxes per acre	School taxes per acre	Total taxes per acre	Per cent that taxes are of the assessed value
Berne.....	Albany.....	\$ 8.71	\$0.18	\$0.06	\$0.24	2.8
Summer Hill.....	Cayuga.....	19.04	0.46	0.16	0.62	3.3
Pharsalia*.....	Chenango.....	.....	0.30	0.12	0.42	.....
Smyrna.....	Chenango.....	9.21	0.34	0.10	0.44	4.8
Virgil.....	Cortland.....	9.30	0.32	0.08	0.40	4.3
Ohio†.....	Herkimer.....	4.78	0.17	0.05†	0.22	4.6
Parish.....	Oswego.....	7.11	0.26	0.10	0.36	5.1
Decatur.....	Otsego.....	11.74	0.29	0.09	0.38	3.2
Sugar Hill.....	Schuyler.....	5.90	0.23	0.05	0.28	4.7
South Bradford.....	Steuben.....	6.90	0.24	0.07	0.31	4.5
Swale.....	Steuben.....	9.30	0.20	0.05	0.25	2.7
Bald Mountain.....	Tompkins.....	10.64	0.25	0.12	0.37	3.5
Bull Hill.....	Tompkins.....	9.00	0.24	0.11	0.35	3.9
Connecticut Hill.....	Tompkins.....	8.85	0.27	0.10	0.37	4.2
Average.....	.....	\$8.72	\$0.25	\$0.09	\$0.34	3.9

* Entire township.

† Entire township south of the Adirondack State Park line.

‡ Average of 6 districts only.

the excellent farms. The farmers of the State who are on good farms are depressed by seeing the innumerable failures in their own occupation. These lands are constantly wasting the lives and the money of new buyers, who should be spending their time and money on better land.

In order that such land shall be kept from agricultural production and still not remain wholly idle and unproductive, forestry has been suggested as the logical remedy. Fortunately, much of the land not adapted to farming is excellently adapted to growing trees. Most of the best white-pine land of New York is inferior for farming. Consequently, from the standpoint of soil, a forestry program is thoroughly justified.

Many fields that have been idle for twenty years or more are bare, except around the edges, where there are seed trees. After a field has been idle

for a time, a neighbor may run a mowing machine over it in order to get the little hay that has grown, and so cut off any trees that have started.

A definite reforestation program seems desirable for the cleared land. About 35 per cent of the total land area is covered with woods. Some of the roads should be left open. Brush lines have already grown up along many of the field lines. Around each woodlot there is a strip too shaded to be planted. In most of the areas, a few farms are included that might be left as farms, for a time. The area to be planted would probably average less than 60 per cent of the total area, but would be much more or less than this in individual areas.

The owner of this land cannot reforest it because with so little property he cannot make long-time investments.

If the land were relieved from taxation, some wealthy persons would be glad to buy it in large tracts for private recreation and hunting. A better policy would seem to be to hold it for lumber and public recreation. Fortunately, there are such areas that are readily accessible from all parts of the State.

The township in which much of this land is situated is necessarily a poor township financially, and frequently the county is a poor county unless it happens to include a large city. Therefore the local governments are not in a position to do much reforesting.

Individuals, clubs, cities, school districts, townships, and counties should be encouraged to plant trees. The area is so large, however, that there is no probability of getting a large proportion of it planted by these agencies. Apparently the State must do most of the work if it is to be done.

The State has three uses for such land: for lumber, for recreation, and for hunting. The State obtains revenue from hunting licenses and automobile taxes, while the individual receives revenue from lumber only. The State has size and length of life, and is therefore in a better position to do reforesting than is an individual.

A state investment in such lands is very different from an investment in buildings. It is an investment in a growing crop, which appreciates instead of depreciates. Judging by the experience of New York, as well as by the experience of other countries, the appreciation will be large. If the State planted trees on this land, its wealth would be increasing, its whole aspect improved, and the character of its agriculture more evident. There will probably never be a time when the State can purchase these lands more advantageously than at present, and no time when such purchase would be more beneficial to agriculture. The prompt purchase of large areas in many localities seems desirable.

In New York the purchase of large areas of land by the State is not new. More than 2,000,000 acres have already been so purchased. This land has been acquired for the protection of headwaters of streams, for the preservation of the Adirondack and Catskill Mountain regions, for the insuring of a future timber supply, and for a playground for millions of people who can enjoy it for camping, hunting, fishing, and recreation.

The purchase by the State of abandoned farm land outside of the Adirondack and Catskill Park areas is comparatively new. A start has been made in several areas. The purchase of this abandoned farm land may be justified wholly independently of the timber and recreational features, as it removes from private ownership land which is wasting the

time and effort of many persons. The purchase of this land by a public agency would make it possible for the remaining residents to leave for sections of greater opportunity, and would put an end to the exploitation of innocent persons which has been going on for the past century.

PRICES OF LUMBER

Prices of lumber as published by the United States Bureau of Labor Statistics were used for calculating the index numbers given in table 455. Most of the prices are for New York City. Various kinds of lumber are included.

TABLE 455. INDEX NUMBERS OF PRICES PAID TO PRODUCERS OF FARM PRODUCTS IN NEW YORK STATE, AND WHOLESALE PRICES OF LUMBER AND ALL COMMODITIES*
(1890-1894 = 100)

Year	All commodities	Farm prices in New York	Wholesale prices of lumber
1890.....	106	106	104
1891.....	105	94	102
1892.....	98	104	98
1893.....	101	103	99
1894.....	90	93	97
1895.....	92	87	92
1896.....	88	90	91
1897.....	88	88	90
1898.....	92	84	96
1899.....	98	90	105
1900.....	106	95	112
1901.....	105	99	105
1902.....	111	97	114
1903.....	112	101	119
1904.....	112	105	122
1905.....	114	102	133
1906.....	116	102	151
1907.....	123	113	159
1908.....	119	121	154
1909.....	128	113	163
1910.....	133	119	160
1911.....	123	136	160
1912.....	130	119	160
1913.....	132	123	169
1914.....	129	120	162
1915.....	133	131	156
1916.....	167	139	169
1917.....	233	171	212
1918.....	250	236	251
1919.....	271	260	320
1920.....	297	243	564
1921.....	194	199	330
1922.....	196	143	342
1923.....	203	157	372
1924.....	196	141	335
1925.....	209	193	333
1926.....	199	185	326
1927.....	193	176	307

* The index numbers for wholesale prices of all commodities are those reported by the Bureau of Labor Statistics.

The index numbers of prices paid to producers of farm products are based on the December 1 prices of crops and the January 1 prices of livestock. The data are from *Prices of Farm Products Received by Producers, North Atlantic States* (U. S. Dept. Agr., Statistical bul. 14, p. 90-91, January, 1927). The prices of milk at Utica, New York, are as given by G. F. Warren and F. A. Pearson in *Farm Economics*, no. 35, p. 490-491, June, 1926. The relative importance of the commodities was based on *Prices of Farm Products in New York*, by G. F. Warren (Cornell Univ. Agr. Exp. Sta., Bul. 416, p. 52, January, 1923). The weights were as follows: beef cattle, 7.8; hogs, 5.6; sheep, 2.2; milk, 55.7; potatoes, 10.6; hay, 10.6; wheat, 4.4; buckwheat, 1.7; rye, 0.7; corn, 0.3; oats, 0.3; barley, 0.1.

The index numbers of wholesale prices of lumber were based on: hemlock, No. 1 northern; maple; white oak, plain; white oak, quartered; yellow pine siding; white pine, No. 2 barn boards; poplar; spruce. White-pine prices were for Buffalo. All other prices were for New York City except that for a part of the time Boston quotations were used for spruce and Norfolk quotations for yellow pine. All prices were taken from *Wholesale Prices, 1890-1926* (U. S. Dept. Labor, Bur. Labor Statistics, Bul. 440, p. 154-162, 222-223, July, 1927). The commodities were weighted in the following proportions: hemlock, 5; maple, 4; white oak, plain, 15; white oak, quartered, 8; yellow pine, 53; white pine, 8; poplar, 3; spruce, 4.

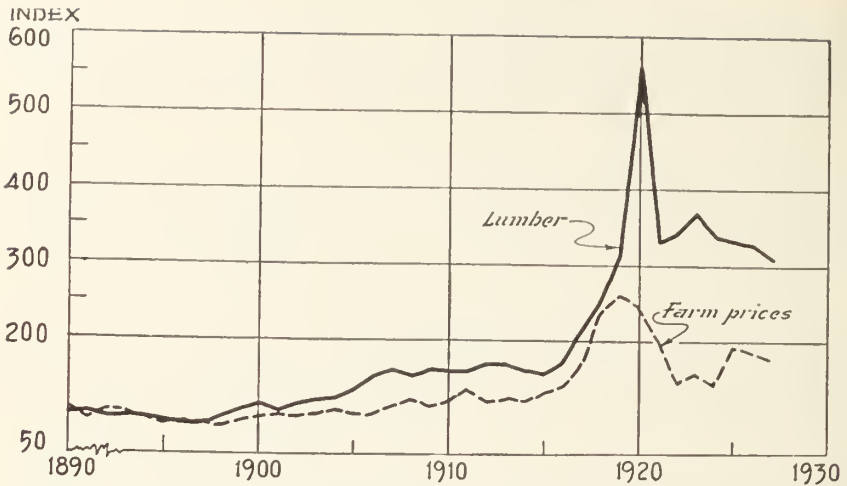


FIGURE 23. PRICES OF LUMBER AND PRICES OF FARM PRODUCTS IN NEW YORK, 1890 TO 1927

Lumber is three times as high as it was from 1890 to 1894. Farm products have increased only 76 per cent

Lumber is now worth 207 per cent more than it was from 1890 to 1894, but other farm products are only 76 per cent higher than they were in that period. From present indications the ratio will be much further in favor of lumber fifty years from today. There will, of course, be periods of high and low prices; but over a series of years, lumber may be expected to increase in price relative to other farm products. When estimating the profits from tree planting, it is lumber prices fifty years ahead rather than present prices that should be considered. When lumber trebles in price and farm products have risen only 76 per cent, lumber is able to compete with farming on land where it formerly could not do so.

FREIGHT PAID ON LUMBER CONSUMED IN NEW YORK STATE

Freight paid for the primary distribution of lumber consumed in New York State is shown in table 456. The total payment amounted to nearly

TABLE 456. ESTIMATED FREIGHT PAYMENT FOR PRIMARY DISTRIBUTION OF LUMBER CONSUMED IN NEW YORK STATE, 1924*

	Total freight paid	Average freight paid per thousand board feet
Lumber originating within the State.....	\$ 1,178,666	\$ 5.47
Lumber originating in other States.....	31,310,652	13.59
Lumber from foreign sources.....	5,077,376	10.75
Total.....	\$37,566,694	\$12.56

* United States Biennial Census of Manufactures, 1925, p. 548. 1928.

\$38,000,000. Some of the lumber is reshipped, so that the total freight would be more than this amount. Only about one million dollars of the freight was paid on lumber originating within the State.

If a million or more of the idle acres in New York State were growing timber, ultimately it would result in a saving of freight payments. The State has a distinct advantage over more distant States in producing lumber for use here. The freight on New York lumber averaged \$5.47 per thousand board feet, or less than one-half the freight on lumber from other States.

WHAT WOULD BECOME OF THE PRESENT SETTLERS IF THE LAND WERE TAKEN FOR FORESTS?

In most of the forest areas, there are valleys, and sometimes other areas, that will continue to be farmed, so that agriculture and forestry will be interspersed. The persons now living in areas that are taken for forests will find occupations similar to those followed by persons who have previously left the region. These occupations are decidedly variable. The most common one is farming. Of the owners of vacant farms, 59 per cent are farming elsewhere (table 446, page 251).

If the farms are taken for forestry, the livestock and the machinery could be removed. Some of the buildings include lumber that is worth saving. If the owner were given permission to remove this, it would in some cases be of value to him. If the owners of occupied places were given a year or more in which to remove such property as they desired, the lands could be purchased at a lower price than for immediate possession, and there would be less hardship on the owners. Most of the resident owners are very desirous of moving. The purchase of their land by the State would make it possible for them to realize this desire, and the cash received would give them a start on some better farm or at some other occupation. A life lease could be given to elderly residents not wishing to move.

THE TAXATION PROBLEM

Except around the Adirondack and the Catskill Mountains, the abandoned farm areas are usually hill areas interspersed with valley land that is suitable for farming. This distribution has some advantages from the forestry standpoint, since fire risk is greatly reduced and help will be available for planting, fighting fires, and other operations. However, the mixture of forestry and agriculture brings with it a tax problem.

Any sound taxation policy must consider the other land as well as the forest land. Whatever agency takes over such land, provision must be made for the maintenance of such local institutions as are still required. Some roads may be closed. In many cases an entire school district may be completely depopulated. Some townships should be combined. But many of the roads would still be needed, and local government and education must continue. If the poorest land is freed from taxation and the entire burden is thrown on the next poorest land, it amounts to confiscation of the remaining land that might be used for farming. If a part of the land is removed from taxation and a corresponding reduction cannot be made in services, provision must be made to maintain the necessary local services without undue burden on the adjacent farm land.

APPENDIX

TABLE 457. UTILIZATION OF LAND ALONG THE ROADSIDE, IN 100-FOOT UNITS, AS OBTAINED WITH A CROP-METER IN ABANDONED FARM AREAS IN NEW YORK

County.....	Broome				Cavuga		Chau- tauqua	Che- mung
Area.....	West Almond	Castle Creek	Tracy Creek to Vestal*	North Coles- ville to Windsor*	Summer Hill	Sum- mer Hill Turn- pike*	Char- lotte Center	Lock- wood to North Che- mung*
	Hundreds of feet							
Corn.....	6	1	8	9	59	34	8	40
Potatoes.....	26	3	12	7	45	9	14	16
Buckwheat.....	38	21	16	0	49	11	31	74
Other grain.....	40	7	36	1	101	18	33	78
Miscellaneous.....	0	2	20	4	7	12	0	5
Crops other than hay....	110	34	92	21	252	84	86	213
Hay.....	148	198	151	315	800	164	311	549
All crops.....	258	232	243	336	1,052	248	397	759
Pasture.....	40	106	61	152	187	69	170	230
Hay not cut.....	.....	0	10	0	6	0	.....	8
Other land idle.....	.....	171	71	28	472	45	.....	316
Total idle land.....	379	171	81	28	478	45	430	324
Total cleared land....	677	509	385	516	1,717	362	997	1,313
Brush.....	.....	59	90	77	44	0	.....	195
Woods.....	.....	60	6	6	40	0	.....	49
Total wooded land....	20	119	96	83	84	0	66	235
Farmstead.....	51	29	41	37	148	52	85	77
Grand total for area...	748	657	522	636	1,949	414	1,148	1,625
Actual number of miles...	14.2	10.6†	8.4†	10.2†	31.4†	6.7†	21.7	26.2†

County.....	Chenango							
Area.....	Smyrna	Phar- salia	East Pharsalia to Preston*	Oxford to Sher- burne*	Che- nango Lake	Skinner Hill	Bobell Hill	South Oxford to Co- ventry*
	Hundreds of feet							
Corn.....	8	72	10	46	2	13	2	58
Potatoes.....	3	25	1	4	10	6	2	11
Buckwheat.....	26	48	0	0	12	9	10	10
Other grain.....	54	170	6	55	19	48	6	38
Miscellaneous.....	9	43	1	3	2	4	4	26
Crops other than hay....	100	358	18	108	45	80	24	137
Hay.....	467	4,184	117	253	189	521	260	595
All crops.....	567	4,542	135	361	234	601	284	732
Pasture.....	257	2,085	53	223	222	256	200	437
Hay not cut.....	40	97	5	0	1	18	0	0
Other land idle.....	529	2,810	6	4	210	183	407	86
Total idle land.....	569	2,907	11	4	211	201	407	86
Total cleared land....	1,393	9,534	199	588	667	1,058	891	1,255
Brush.....	67	725	0	0	178	52	46	66
Woods.....	43	377	0	0	108	9	15	98
Total wooded land....	110	1,102	0	0	286	61	61	164
Farmstead.....	65	524	14	198	37	72	52	100
Grand total for area...	1,568	11,160	213	696	990	1,191	1,004	1,519
Actual number of miles...	24.2†	179.7†	3.4†	11.2†	15.9†	19.2†	16.2†	24.5†

* Roads along which the utilization of land was ascertained for comparison with the abandoned farm areas.

† As the crop-meter used in 1927 registered high, the actual number of miles was obtained by multiplying by 0.85 and dividing by 5280.

TABLE 457 (continued)

County.....	Cortland		Fulton	Madison				
Area.....	Che- ningo	Virgil	Sprite Creek	Otselic Center to De- Ruyter*	Muller Hill	Lebanon	Quaker Hill	Gorton Lake
	Hundreds of feet							
Corn.....	9	5	4	0	10	13	45	27
Potatoes.....	18	12	7	0	27	6	18	13
Buckwheat.....	49	3	2	0	24	30	7	13
Other grain.....	50	23	27	4	45	6	47	23
Miscellaneous.....	41	2	0	8	4	3	7	1
Crops other than hay..	167	45	40	12	110	58	124	77
Hay.....	804	334	265	70	596	173	540	708
All crops.....	971	379	305	82	706	231	664	785
Pasture.....	386	171	180	23	160	107	313	275
Hay not cut.....	15	0	.....	0	8	65	60	95
Other land idle.....	980	437	.....	78	455	210	697	906
Total idle land.....	995	437	954	78	463	275	766	1,001
Total cleared land.....	2,352	987	1,439	183	1,329	613	1,743	2,061
Brush.....	181	57	.....	8	102	25	33	234
Woods.....	164	255	.....	0	24	31	168	114
Total wooded land....	345	312	288	8	126	56	201	348
Farmstead.....	129	41	74	18	81	32	113	104
Grand total for area...	2,826	1,340	1,801	209	1,536	701	2,507	2,513
Actual number of miles...	45.5†	21.6†	34.1	3.4†	24.7†	11.3†	33.1†	40.5†

County.....	Oneida				Oswego		Otsego
Area.....	Sanger- field to Bridge- water*	Tassel Hill	Florence	Hinckley Reservoir	Panther Lake	Parish	Decatur
	Hundreds of feet						
Corn.....	34	2	0	30	188	104	20
Potatoes.....	15	1	3	41	.....	.....	5
Buckwheat.....	0	1	0	8	86	90	22
Other grain.....	11	14	0	61	.....	.....	27
Miscellaneous.....	5	0	0	0	.....	.....	0
Crops other than hay..	65	18	3	140	274	194	74
Hay.....	298	192	39	745	389	421	268
All crops.....	363	210	42	885	663	615	342
Pasture.....	227	101	107	621	549	620	178
Hay not cut.....	7	.....	.....	.....	.....	.....	.....
Other land idle.....	73	.....	.....	.....	.....	.....	.....
Total idle land.....	80	393	767	4,561	1,798	1,258	440
Total cleared land.....	670	704	916	6,067	3,010	2,493	960
Brush.....	50	.....	.....	.....	.....	.....	.....
Woods.....	29	.....	.....	.....	.....	.....	.....
Total wooded land....	79	189	302	1,675	.....	.....	185
Farmstead.....	87	33	11	250	.....	.....	47
Grand total for area...	836	926	1,229	7,992	.....	.....	1,192
Actual number of miles...	13.5†	17.5	23.3	15.1	.....	.....	22.6

* Roads along which the utilization of land was ascertained for comparison with the abandoned farm areas.

† As the crop-meter used in 1927 registered high, the actual number of miles was obtained by multiplying by 0.85 and dividing by 5280.

TABLE 457 (continued)

County.....	Schuyler		Steuben			
Area.....	Mon- terey	Pine Valley	Swale	South Cameron	Southern Steuben*	South Bradford and Sugar Hill
	Hundreds of feet					
Corn.....	0	15	19	22	68	16
Potatoes.....	15	19	14	10	56	34
Buckwheat.....	21	42	53	87	114	94
Other grain.....	40	64	121	143	233	71
Miscellaneous.....	9	7	3	7	6	61
Crops other than hay.....	85	147	210	269	477	276
Hay.....	345	389	533	579	1,036	600
All crops.....	430	536	743	848	1,513	876
Pasture.....	95	151	109	172	563	435
Hay not cut.....	0	22	8	4	27	8
Other land idle.....	522	483	301	116	147	822
Total idle land.....	522	505	309	120	174	830
Total cleared land.....	1,047	1,192	1,161	1,140	2,250	2,141
Brush.....	28	135	216	102	45	109
Woods.....	102	66	79	50	131	176
Total wooded land.....	130	201	295	152	176	285
Farmstead.....	41	71	57	116	173	105
Grand total for area.....	1,218	1,416	1,513	1,408	2,599	2,531
Actual number of miles.....	19.6†	23.6†	24.4†	26.7†	41.8†	40.8†

County.....	Tioga					
Area.....	Prospect Hill	Straits Corners	Owego to Rhode- ville*	Southern Owego*	South Apala- chin	Maine to Owego*
	Hundreds of feet					
Corn.....	10	14	51	20	1	45
Potatoes.....	2	4	4	24	1	5
Buckwheat.....	24	10	23	73	45	63
Other grain.....	14	11	91	92	35	34
Miscellaneous.....	2	4	3	25	12	11
Crops other than hay.....	52	52	172	234	94	158
Hay.....	159	181	204	345	191	376
All crops.....	211	233	376	579	285	534
Pasture.....	150	56	123	226	110	92
Hay not cut.....	40	23	0	0	7	4
Other land idle.....	358	193	1	265	188	212
Total idle land.....	398	216	1	265	196	216
Total cleared land.....	759	505	500	1,076	590	842
Brush.....	45	38	13	68	146	3
Woods.....	84	15	10	82	7	16
Total wooded land.....	129	53	23	150	153	19
Farmstead.....	58	40	50	95	15	65
Grand total for area.....	946	598	573	1,315	758	926
Actual number of miles.....	5.2†	9.6†	9.2†	21.2†	12.2†	14.9†

* Roads along which the utilization of land was ascertained for comparison with the abandoned farm areas.

†As the crop-meter used in 1927 registered high, the actual number of miles was obtained by multiplying by 0.85 and dividing by 5280.

TABLE 457 (concluded)

County.....	Tompkins				
	Connecti- cut Hill	Bull Hill	South Danby	Eastman Hill	Bald Mountain
Area.....	Hundreds of feet				
Corn.....	6	126	26	5	31
Potatoes.....	20	49	21	8	11
Buckwheat.....	42	146	96	4	10
Other grain.....	36	237	84	16	3
Miscellaneous.....	7	2	2	0	1
Crops other than hay.....	111	560	229	33	56
Hay.....	322	927	534	210	390
All crops.....	433	1,487	763	243	446
Pasture.....	54	446	261	28	117
Hay not cut.....	21	9	10	9	0
Other land idle.....	1,171	1,522	759	241	442
Total idle land.....	1,192	1,531	769	250	442
Total cleared land.....	1,679	3,464	1,793	521	1,005
Brush.....	260	657	94	24	89
Woods.....	83	134	189	27	148
Total wooded land.....	343	791	283	51	237
Farmstead.....	74	175	118	40	69
Grand total for area.....	2,096	4,430	2,194	612	1,311
Actual number of miles.....	33.7†	71.3†	35.3†	9.8†	21.1†

† As the crop-meter used in 1927 registered high, the actual number of miles was obtained by multiplying by 0.85 and dividing by 5280.

TABLE 458. USE AND CONDITION OF BUILDINGS, ABANDONED FARM AREAS IN NEW YORK*

County.....	Albany		Allegany	Broome		Cayuga		Chau- tauqua
Area.....	Berne	Crystal Lake	West Almond	Castle Creek	Tracy Creek to Vestal†	Summer Hill	Summer Hill Turnpike†	Char- lotte Center
Houses:								
Good.....	14	33	7	3	{ 33 }	42	26	5
Fair.....	17	34	6	7		28	8	9
Poor.....	18	53	16	14		13	1	24
Not usable.....	11	17	3	7	I	27	3	6
Gone.....	13	43	5	8	o	44	3	17
Total.....	73	180	37	39	43	154	41	61
Barns:								
Good.....	6	7	6	2	.....	12	8	3
Fair.....	11	9	4	2	.....	34	21	3
Poor.....	26	109	17	17	.....	39	4	25
Not usable.....	12	13	2	5	.....	11	2	4
Gone.....	18	42	8	13	.....	58	6	26
Total.....	73	180	37	39	.....	154	41	61
Painted houses.....	.....	.....	.....	15	31	66	31	.....
Painted barns.....	.....	.....	.....	1	.....	11	17	.....
Occupied houses.....	39	91	17	15	30	57	29	22
Milk houses.....	.....	.....	.....	3	.....	7	23	.....
Silos.....	.....	.....	.....	1	.....	13	13	.....
Schoolhouses:								
Used.....	3	2	2	0	I	3	3	3
Vacant but usable.....	I	0	0	0	I	I	0	0
Not usable.....	0	0	0	0	0	0	0	0
Gone.....	0	0	0	0	0	I	0	0
Churches.....	I	0	0	0	.....	0	0	0
Miles of road impassable.....	2	10	2	0.75	.....	3	.....	3
Farmsteads on the impassable roads (not included above).....	.....	.....	.....	2	.....	4	.....	.....
Summer homes.....	2	.....	.....	.....	.....	.....	.....	.....

* Based on a tally of all building sites.

† Roads along which the use and the condition of buildings were ascertained for comparison with the abandoned farm areas.

TABLE 458* (continued)

County.....	Chemung	Chenango						
Area.....	Lockwood to North Chemung†	Smyrna	Phar- salia	Che- nango Lake	Skinner Hill	Oxford to Sher- burne†	Bobell Hill	South Oxford to Coven- try†
Houses:								
Good.....	{ 64 }	10	55	4	7	{ 73 }	3	{ 3 }
Fair.....		23	86	7	11		6	
Poor.....		28	173	8	20		8	
Not usable.....		4	54	4	2		4	
Gone.....	28	19	93	6	9	5	15	8
Total.....	96	86	461	29	49	82	36	55
Barns:								
Good.....		3	19	1	1	.....	0	.....
Fair.....		11	66	3	4	.....	7	.....
Poor.....		48	217	17	31	.....	11	.....
Not usable.....		4	43	0	1	.....	6	.....
Gone.....		20	116	8	12	.....	12	.....
Total.....		86	461	29	49	.....	36	.....
Painted houses.....	45	35	172	10	20	.....	14	32
Painted barns.....		2	39	1	0	.....	2	.....
Occupied houses.....	43	30	166	14	21	72	10	33
Milk houses.....		4	14	2	4	.....	2	.....
Silos.....		10	27	1	7	.....	2	.....
Schoolhouses:								
Used.....	4	1	7	1	2	1	0	1
Vacant but usable.....	0	1	7	0	1	1	1	0
Not usable.....	0	0	0	0	0	0	0	0
Gone.....	0	1	3	0	0	0	0	1
Churches.....		0	0	0	0	.....	0	.....
Miles of road impassable.....		2.5	18	3.25	8	.....	0	.....
Farmsteads on the impassable roads (not included above).....		4	10	3	11	.....	0	.....
Summer homes.....		.....	.....	.....	.....	.....	.....	.....

* Based on a tally of all building sites.

† Roads along which the use and the condition of buildings were ascertained for comparison with the abandoned farm areas.

TABLE 458* (continued)

County.....	Cortland		Fulton	Herkimer	Madison			
Area.....	Che- ningo	Virgil	Sprite Creek	Ohio	Muller Hill	Lebanon	Quaker Hill	Gorton Lake
Houses:								
Good.....	10	2	3	56	11	5	6	7
Fair.....	23	20	9	17	19	7	13	16
Poor.....	58	36	35	17	45	6	25	37
Not usable.....	13	15	10	12	15	4	15	14
Gone.....	31	26	32	28	23	12	22	37
Total.....	135	99	95	130	113	34	81	111
Barns:								
Good.....	6	0	0	41	2	1	2	0
Fair.....	15	6	4	22	12	1	10	9
Poor.....	60	39	39	22	50	12	32	50
Not usable.....	13	13	7	7	10	4	10	6
Gone.....	41	41	45	38	39	16	27	46
Total.....	135	99	95	130	113	34	81	111
Painted houses.....	41	26	.....	.....	36	13	24	32
Painted barns.....	7	3	.....	.....	8	2	5	6
Occupied houses.....	42	32	36	70	48	7	24	34
Milk houses.....	2	1	.....	.....	5	2	2	6
Silos.....	5	3	.....	.....	4	1	7	11
Schoolhouses:								
Used.....	4	3	1	4	3	0	0	0
Vacant but usable.....	2	2	1	1	1	0	4	2
Not usable.....	0	0	0	0	0	0	0	2
Gone.....	3	0	1	0	0	2	0	0
Churches.....	0	0	2	2	0	0	0	0
Miles of road impassable.	11.5	5	.....	1	8.5	3	11	9.5
Farmsteads on the im- passable roads (not in- cluded above).....	7	5	.....	.....	7	7	5	9
Summer homes.....	.....	.....	3	20	.....	.....	.....	.....

* Based on a tally of all building sites.

TABLE 458* (continued)

County.....	Oneida				Oswego		Otsego	Schoharie
Area	Sanger- field to Bridge- water†	Tassel Hill	Florence	Hinckley Reser- voir	Panther Lake	Parish	Decatur	Broome Center
Houses:								
Good.....	8	1	5	42	27	11	7	3
Fair.....	7	3	9	30	41	21	11	6
Poor.....	11	4	21	103	96	27	35	20
Not usable.....	2	8	11	47	21	11	15	4
Gone.....	6	3	31	131	93	22	15	14
Total.....	34	19	77	353	278	92	83	47
Barns:								
Good.....	2	0	1	4	5	4	1	0
Fair.....	11	1	8	24	19	10	3	3
Poor.....	13	5	22	110	97	42	47	24
Not usable.....	1	4	9	25	20	5	10	1
Gone.....	7	9	37	190	137	31	22	19
Total.....	34	19	77	353	278	92	83	47
Painted houses.....	18	.....	.....	.....	.....	.....	.....	.....
Painted barns.....	5	.....	.....	.....	.....	.....	.....	.....
Occupied houses.....	24	5	12	106	95	32	23	15
Milk houses.....	9	.....	.....	.....	.....	.....	.....	.....
Silos.....	6	.....	.....	.....	.....	.....	.....	.....
Schoolhouses:								
Used.....	1	0	2	10	8	3	0	2
Vacant but usable.....	1	0	1	4	0	0	2	0
Not usable.....	1	0	0	0	0	0	0	0
Gone.....	1	0	0	2	1	0	2	0
Churches.....	0	0	0	2	1	0	0	1
Miles of road impassable.....	.....	5	11	.....	2	4	3	3
Farmsteads on the impassable roads (not included above).....	.....	.....	.....	.....	.....	.....	.....	.....
Summer homes.....	.....	.....	2	77	16	5	1	.....

* Based on a tally of all building sites.

† Roads along which the use and the condition of buildings were ascertained for comparison with the abandoned farm areas.

TABLE 458* (continued)

County.....	Schuyler		Steuben			
Area.....	Monterey	Pine Valley	Swale	South Cameron	Southern Steuben†	South Bradford and Sugar Hill
Houses:						
Good.....	1	10	15	33	{ 128 }	20
Fair.....	11	16	21	13		36
Poor.....	21	22	17	27		49
Not usable.....	6	6	9	6		13
Gone.....	19	30	23	19	17	56
Total.....	58	84	85	98	154	174
Barns:						
Good.....	0	0	2	4	.....	4
Fair.....	5	8	32	38	.....	25
Poor.....	22	39	23	37	.....	63
Not usable.....	7	2	7	7	.....	10
Gone.....	24	35	21	12	.....	72
Total.....	58	84	85	98	.....	174
Painted houses.....	13	27	33	50	100	48
Painted barns.....	1	1	4	7	.....	8
Occupied houses.....	16	31	34	45	100	60
Milk houses.....	0	1	4	1	.....	0
Silos.....	0	1	5	6	.....	2
Schoolhouses:						
Used.....	0	2	4	3	6	1
Vacant but usable.....	0	0	2	1	0	1
Not usable.....	1	0	0	0	0	0
Gone.....	0	0	0	0	0	1
Churches.....	0	0	0	2	.....	0
Miles of road impassable.....	8	1	5	0	.....	16
Farmsteads on the impassable roads (not included above).....	11	2	5	0	.....	19
Summer homes.....	.....	.....	.....	.....	.....	.....

* Based on a tally of all building sites.

† Roads along which the use and the condition of buildings were ascertained for comparison with the abandoned farm areas.

TABLE 458* (continued)

County.....	Tioga					
Area	Prospect Hill	Straits Corners	Owego to Rhodenville†	Southern Owego†	South Apalachin	Maine to Owego†
Houses:						
Good.....	7	6	23	37	2	{ 45 }
Fair.....	9	9	6	24	3	
Poor.....	21	14	1	11	11	
Not usable.....	6	5	0	4	8	
Gone.....	16	9	7	11	11	
Total.....	59	43	37	87	35	57
Barns:						
Good.....	3	0	8	8	0	.....
Fair.....	5	7	17	31	3	.....
Poor.....	30	18	4	31	9	.....
Not usable.....	3	7	3	3	6	.....
Gone.....	18	11	5	14	17	.....
Total.....	59	43	37	87	35	.....
Painted houses.....	15	15	25	63	7	36
Painted barns.....	4	0	9	6	1	.....
Occupied houses.....	21	16	25	54	14	32
Milk houses.....	0	3	15	5	1	.....
Silos.....	4	2	12	11	2	.....
Schoolhouses:						
Used.....	3	1	2	2	1	2
Vacant but usable.....	0	0	0	0	0	0
Not usable.....	0	0	0	0	1	0
Gone.....	1	0	0	0	0	0
Churches.....	1	0	1	1	0	.....
Miles of road impassable.....	0.25	1	.....	.....	3.5	.....
Farmsteads on the impassable roads (not included above)....	1	1	.....	.....	0	.....
Summer homes.....	.....	.....	.....	.....	.....	.....

* Based on a tally of all building sites.

† Roads along which the use and the condition of buildings were ascertained for comparison with the abandoned farm areas.

TABLE 458* (*concluded*)

County	Tompkins				
Area	Connecticut Hill	Bull Hill	South Danby	Eastman Hill	Bald Mountain
Houses:					
Good	9	58	20	6	7
Fair	32	58	26	4	17
Poor	30	30	28	16	18
Not usable	11	16	8	4	7
Gone	45	80	31	7	21
Total	127	242	113	37	70
Barns:					
Good	2	26	1	0	3
Fair	16	57	16	5	13
Poor	37	59	47	18	22
Not usable	8	14	16	5	6
Gone	64	86	33	9	26
Total	127	242	113	37	70
Painted houses	26	87	55	16	26
Painted barns	2	8	3	0	4
Occupied houses	32	101	50	18	25
Milk houses	0	36	3	0	2
Silos	1	28	8	1	2
Schoolhouses:					
Used	2	5	4	1	1
Vacant but usable	2	3	1	0	1
Not usable	0	0	0	0	0
Gone	1	0	0	0	0
Churches	0	1	1	0	0
Miles of road impassable	5	19	4	3.5	5
Farmsteads on the impassable roads (not included above)	6	8	2	4	8
Summer homes .....	.....	.....	.....	.....	.....

* Based on a tally of all building sites.

TABLE 459. COMBINATIONS OF BUILDINGS IN ABANDONED FARM AREAS IN NEW YORK*

County.....	Albany		Allegany	Broome	Cayuga		Chau- tauqua	
Area.....	Berne	Crystal Lake	West Almond	Castle Creek	Summer Hill	Summer Hill Turnpike†	Charlotte Center	
Number of farmsteads having								
House	Barn							
Good.....	Good.....	6	7	2	2	11	8	2
Good.....	Fair.....	5	4	2	2	23	16	0
Fair.....	Good.....	0	0	2	0	1	0	1
Fair.....	Fair.....	6	4	1	1	9	5	3
Good.....	Poor.....	3	18	3	0	6	2	3
Poor.....	Good.....	0	0	2	0	0	0	0
Fair.....	Poor.....	10	29	3	4	17	2	4
Poor.....	Fair.....	0	0	1	0	2	0	0
Poor.....	Poor.....	12	45	10	11	7	0	15
Total having both house and barn usable.....								
	42	107	26	19	76	33	28	
Good.....	Not usable....	0	3	0	0	0	0	0
Good.....	Gone.....	0	1	0	0	2	0	0
Fair.....	Not usable....	1	0	0	0	0	0	0
Fair.....	Gone.....	0	1	0	2	1	1	1
Poor.....	Not usable....	4	3	1	0	2	0	3
Poor.....	Gone.....	2	5	2	3	2	1	6
Not usable....	Good.....	0	0	0	0	0	0	0
Gone.....	Good.....	0	0	0	0	0	0	0
Not usable....	Fair.....	0	0	0	0	0	0	0
Gone.....	Fair.....	0	1	0	0	0	0	0
Not usable....	Poor.....	1	6	0	0	5	0	1
Gone.....	Poor.....	0	11	1	2	4	0	2
Total having either house or barn gone or not usable ..								
	8	31	4	7	16	2	13	
Not usable....	Not usable....	4	4	0	5	4	2	0
Not usable....	Gone.....	6	7	3	2	18	1	5
Gone.....	Not usable....	3	3	1	0	5	0	1
Gone.....	Gone.....	10	28	3	6	35	3	14
Total having both house and barn gone or not usable..								
	23	42	7	13	62	6	20	
Grand total.....	73	180	37	39	154	41	61	

* Based on a tally of all building sites.

† Roads along which the use and the condition of buildings were ascertained for comparison with the abandoned farm areas.

TABLE 459* (continued)

County.....		Chenango					Cortland	
Area.....		Smyrna	Pharsalia	Chenango Lake	Skinner Hill	Bobell Hill	Chenango	Virgil
Number of farmsteads having								
House	Barn							
Good.....	Good.....	2	16	1	1	0	1	0
Good.....	Fair.....	4	18	0	2	3	2	0
Fair.....	Good.....	1	2	0	0	0	3	0
Fair.....	Fair.....	5	31	3	2	2	6	4
Good.....	Poor.....	4	16	2	4	0	6	2
Poor.....	Good.....	0	0	0	0	0	2	0
Fair.....	Poor.....	17	46	4	8	3	13	14
Poor.....	Fair.....	2	14	0	0	2	6	2
Poor.....	Poor.....	20	123	8	17	6	34	22
Total having both house and barn usable.....		55	266	18	34	16	73	44
Good.....	Not usable...	0	1	0	0	0	1	0
Good.....	Gone.....	0	4	1	0	0	0	0
Fair.....	Not usable...	0	2	0	0	0	0	0
Fair.....	Gone.....	0	5	0	1	1	1	2
Poor.....	Not usable...	2	15	0	1	0	6	4
Poor.....	Gone.....	4	21	0	2	0	10	8
Not usable...	Good.....	0	0	0	0	0	0	0
Gone.....	Good.....	0	1	0	0	0	0	0
Not usable...	Fair.....	0	0	0	0	0	0	0
Gone.....	Fair.....	0	3	0	0	0	1	0
Not usable...	Poor.....	2	12	1	1	0	2	1
Gone.....	Poor.....	5	20	2	1	2	4	0
Total having either house or barn gone or not usable.....		13	84	4	6	3	25	15
Not usable...	Not usable...	1	16	0	0	2	4	4
Not usable...	Gone.....	3	26	3	1	2	7	10
Gone.....	Not usable...	1	9	0	0	4	2	5
Gone.....	Gone.....	13	60	4	8	9	24	21
Total having both house and barn gone or not usable.....		18	111	7	9	17	37	40
Grand total.....		86	461	29	49	36	135	99

* Based on a tally of all building sites.

TABLE 459* (continued)

County.....		Fulton	Herkimer	Madison			
Area.....		Sprite Creek	Ohio	Muller Hill	Lebanon	Quaker Hill	Gorton Lake
Number of farmsteads having							
Hose	Barn						
Good.....	Good.....	0	39	2	1	2	0
Good.....	Fair.....	0	12	3	1	4	5
Fair.....	Good.....	0	2	0	0	0	0
Fair.....	Fair.....	2	7	9	0	5	3
Good.....	Poor.....	2	4	5	2	0	2
Poor.....	Good.....	0	0	0	0	0	0
Fair.....	Poor.....	6	7	7	5	7	13
Poor.....	Fair.....	1	3	0	0	0	0
Poor.....	Poor.....	28	6	29	3	22	29
Total having both house and barn usable.....		39	80	55	12	40	52
Good.....	Not usable....	0	0	1	0	0	0
Good.....	Gone.....	1	1	0	1	0	0
Fair.....	Not usable....	0	0	0	1	0	0
Fair.....	Gone.....	1	1	3	1	1	0
Poor.....	Not usable....	2	1	5	1	2	2
Poor.....	Gone.....	4	7	11	2	1	6
Not usable....	Good.....	0	0	0	0	0	0
Gone.....	Good.....	0	0	0	0	0	0
Not usable....	Fair.....	1	0	0	0	0	0
Gone.....	Fair.....	0	0	0	0	1	1
Not usable....	Poor.....	1	0	1	1	2	3
Gone.....	Poor.....	2	5	8	1	1	3
Total having either house or barn gone or not usable...		12	15	29	8	8	15
No usable....	Not usable....	3	4	2	0	6	1
No usable....	Gone.....	11	8	12	3	7	10
Gone.....	Not usable....	2	2	2	2	2	3
Gone.....	Gone.....	28	21	13	9	18	30
Total having both house and barn gone or not usable...		44	35	29	14	33	44
Grand total.....		95	130	113	34	81	111

* Based on a tally of all building sites.

TABLE 459* (continued)

County.....	Oneida				Oswego	
Area.....	Sangerfield to Bridge- water†	Tassel Hill	Florence	Hinckley Reservoir	Panther Lake	Marish
Number of farmsteads having						
House						
Good.....	2	0	1	4	5	1
Good.....	4	1	4	13	7	5
Fair.....	0	0	0	0	0	3
Fair.....	4	0	3	8	9	4
Good.....	2	0	0	24	11	4
Poor.....	0	0	0	0	0	0
Poor.....	1	3	5	16	21	9
Poor.....	2	0	0	2	2	0
Poor.....	9	2	11	60	57	23
Total having both house and barn usable.....	24	6	24	127	112	49
Good.....	0	0	0	0	1	0
Good.....	0	0	0	1	3	1
Fair.....	0	0	0	0	0	1
Fair.....	2	0	1	6	11	4
Poor.....	0	1	4	14	9	1
Poor.....	0	1	6	27	28	3
Not usable.....	0	0	0	0	0	0
Gone.....	0	0	0	0	0	0
Not usable.....	0	0	0	0	0	0
Gone.....	1	0	1	1	1	1
Not usable.....	1	0	1	3	1	3
Gone.....	0	0	5	7	7	3
Total having either house or barn gone or not usable...	4	2	18	59	61	17
Not usable.....	0	2	5	9	4	2
Not usable.....	1	6	5	35	16	6
Gone.....	1	1	0	2	6	1
Gone.....	4	2	25	121	79	17
Total having both house and barn gone or not usable...	6	11	35	167	105	26
Grand total.....	34	19	77	353	278	92

* Based on a tally of all building sites.

† Roads along which the use and the condition of buildings were ascertained for comparison with the abandoned farm areas.

TABLE 459* (continued)

County.....		Otsego	Schoharie	Schuyler		Steuben		
Area.....		Decatur	Broome Center	Monterey	Pine Valley	Swale	South Cameron	South Bradford and Sugar Hill
Number of farmsteads having								
House	Barn							
Good.....	Good.....	0	0	0	0	2	3	3
Good.....	Fair.....	2	1	1	4	12	16	10
Fair.....	Good.....	1	0	0	0	0	0	1
Fair.....	Fair.....	1	2	3	3	11	6	9
Good.....	Poor.....	5	2	0	5	1	13	6
Poor.....	Good.....	0	0	0	0	0	1	0
Fair.....	Poor.....	8	4	7	11	7	7	21
Poor.....	Fair.....	0	0	1	1	5	10	4
Poor.....	Poor.....	33	16	13	16	7	10	27
Total having both house and barn usable.....		50	25	25	40	45	66	81
Good.....	Not usable...	0	0	0	0	0	0	0
Good.....	Gone.....	0	0	0	1	0	1	1
Fair.....	Not usable...	1	0	0	1	1	0	0
Fair.....	Gone.....	0	0	1	1	2	0	5
Poor.....	Not usable...	2	1	3	0	2	5	5
Poor.....	Gone.....	0	3	4	5	3	1	13
Not usable...	Good.....	0	0	0	0	0	0	0
Gone.....	Good.....	0	0	0	0	0	0	0
No usable...	Fair.....	0	0	0	0	0	1	0
Gone.....	Fair.....	0	0	0	0	4	5	2
No usable...	Poor.....	0	0	1	1	1	0	1
Gone.....	Poor.....	1	2	1	6	7	7	8
Total having either house or barn gone or not usable.....		4	6	10	15	20	20	35
Not usable...	Not usable...	4	0	3	0	2	1	2
Not usable...	Gone.....	11	4	2	5	6	4	10
Gone.....	Not usable...	3	0	1	1	2	1	3
Gone.....	Gone.....	11	12	17	23	10	6	43
Total having both house and barn gone or not usable.....		29	16	23	29	20	12	58
Grand total.....		83	47	58	84	85	98	174

* Based on a tally of all building sites.

TABLE 459* (continued)

County.....		Tioga				
Area.....		Prospect Hill	Straits Corners	Owego to Rhoderville†	Southern Owego†	South Palachin
Number of farmsteads having						
House	Barn					
Good.....	Good.....	2	0	7	7	0
Good.....	Fair.....	2	3	12	22	0
Fair.....	Good.....	0	0	1	1	0
Fair.....	Fair.....	2	3	5	9	1
Good.....	Poor.....	3	2	3	8	2
Poor.....	Good.....	1	0	0	0	0
Fair.....	Poor.....	5	3	0	11	2
Poor.....	Fair.....	0	1	0	0	1
Poor.....	Poor.....	17	9	0	8	4
Total having both house and barn usable		32	21	28	66	10
Good.....	Not usable.....	0	1	0	0	0
Good.....	Gone.....	0	0	1	0	0
Fair.....	Not usable.....	0	2	0	1	0
Fair.....	Gone.....	2	1	0	2	0
Poor.....	Not usable.....	1	3	1	1	3
Poor.....	Gone.....	2	1	0	2	3
Not usable.....	Good.....	0	0	0	0	0
Gone.....	Good.....	0	0	0	0	0
Not usable.....	Fair.....	0	0	0	0	0
Gone.....	Fair.....	1	0	0	0	0
Not usable.....	Poor.....	1	2	0	0	0
Gone.....	Poor.....	4	2	1	4	1
Total having either house or barn gone or not usable.....		11	12	3	10	8
Not usable.....	Not usable.....	1	1	0	0	2
Not usable.....	Gone.....	4	2	0	4	5
Gone.....	Not usable.....	1	0	2	1	1
Gone.....	Gone.....	10	7	4	6	9
Total having both house and barn gone or not usable.....		16	10	6	11	17
Grand total.....		59	43	37	87	35

* Based on a tally of all building sites.

† Roads along which the use and the condition of buildings were ascertained for comparison with the abandoned farm areas.

TABLE 459* (concluded)

County.....		Tompkins				
Area.....		Connecticut Hill	Bull Hill	South Danby	Eastman Hill	Bald Mountain
Number of farmsteads having						
House	Barn					
Good.....	Good.....	1	19	1	0	2
Good.....	Fair.....	6	25	10	3	3
Fair.....	Good.....	1	7	0	0	1
Fair.....	Fair.....	8	25	6	0	8
Good.....	Poor.....	2	10	8	2	2
Poor.....	Good.....	0	0	0	0	0
Fair.....	Poor.....	17	20	14	4	6
Poor.....	Fair.....	2	4	0	2	2
Poor.....	Poor.....	12	17	19	10	12
Total having both house and barn usable		49	127	58	21	36
Good.....	Not usable.....	0	2	1	0	0
Good.....	Gone.....	0	2	0	1	0
Fair.....	Not usable.....	1	3	1	0	1
Fair.....	Gone.....	5	3	5	0	1
Poor.....	Not usable.....	4	2	7	2	2
Poor.....	Gone.....	12	7	2	2	2
Not usable.....	Good.....	0	0	0	0	0
Gone.....	Good.....	0	0	0	0	0
Not usable.....	Fair.....	0	0	0	0	0
Gone.....	Fair.....	0	3	0	0	0
Not usable.....	Poor.....	2	2	2	0	0
Gone.....	Poor.....	4	10	4	2	2
Total having either house or barn gone or not usable.....		28	34	22	7	8
Not usable.....	Not usable.....	2	2	2	2	2
Not usable.....	Gone.....	7	12	4	2	5
Gone.....	Not usable.....	1	5	5	1	1
Gone.....	Gone.....	40	62	22	4	18
Total having both house and barn gone or not usable.....		50	81	33	9	26
Grand total.....		127	242	113	37	70

* Based on a tally of all building sites.

LIVESTOCK

In the table below give the number and value of each kind of stock on hand at the beginning of the year and on hand at the end of the year. The stock should be valued at what it probably would have brought if sold. Also enter all sales and purchases of each kind of stock during the year.

Kind	Breed	Beginning of year			End of year			Sales		Purchases			No. died during the year	No. eaten on farm during the year	
		No.	Value per head	Total value	No.	Value per head	Total value	No.	Price per head	Total received	No.	Price per head			Total paid
Dair { grade.....			\$.....	\$.....		\$.....	\$.....		\$.....	\$.....		\$.....	\$.....		
cows { pure-bred.....															
Dair { grade.....															
heifers { pure-bred.....															
Veal calves ⁴															
Bus { grade.....															
{ pure-bred.....															
Bof cattle.....															
Horses (No. mares).....															
Mules.....															
Sallions.....															
Olts.....															
Iwes ⁵ { breeding.....															
{ yearling.....															
Lucks.....															
Lambs, weaned.....															
Fattening sheep.....															
Brood sows ⁶															
Boars.....															
Other hogs.....															
Pigs, weaned.....															
Chickens.....															
Ducks.....															
Geese.....															
Turkeys.....															
Bees.....															
Totals.....			\$.....			\$.....			\$.....			\$.....			

MILK SOLD BY MONTHS

Month	Pounds	Price	Value
Apr. 19.....		\$.....	\$.....
May.....			
June.....			
July.....			
Aug.....			
Sept.....			
Oct.....			
Nov.....			
Dec.....			
Jan.....			
Feb.....			
Mar. 19.....			
Totals.....	X	\$.....	

LIVESTOCK PRODUCTS

Include products sold, to be sold or exchanged for groceries, etc. Do not include products used on the farm.

Product	Amount	Price	Total value
Milk wholesaled.....	.....lbs.	\$.....	\$.....
Give name of buyer.....			
Cream wholesaled, testing.....%	.....lbs.		
Give name of buyer.....			
Milk retailed by farmer.....	.....qts.		
Cream retailed by farmer.....	.....qts.		
Butter.....	.....lbs.		
Skimmilk, buttermilk, cheese.....			
Wool.....	.....lbs.		
Eggs.....	.....doz.		
Hatching eggs.....			
Day old chicks.....			
Breeding fees, kind.....			
Hides, kind.....			
Honey.....	.....lbs.		

Enter totals in table to right.

Total value of livestock products.....\$.....

Average number of cows for the year..... When did most of cows freshen?..... Total milk produced.....lbs.

Average test of milk.....%..... If milk was retailed give here the average price at which it could have been wholesaled \$.....

Number of litters of pigs..... Total number of pigs raised to weaning age.....

Note: 2. Dairy cows, include all that have ever freshened.

3. Dairy heifers, include all heifers and calves raised or to be raised for dairy cows.

4. Veal calves, include all calves vealed or to be vealed.

5. Include the values of unweaned lambs or pigs with the inventory values of ewes or sows.

FARM EXPENSES FOR THE YEAR

Year help (total months)	\$
Value of board furnished year help (months)	
Month help (total months)	
Value of board furnished month help (months)	
Day help (total days)	
Value of board furnished day help (days)	
What would be the cost at usual farm wages, including value of board, of work done on the farm by members of the family and others who were not paid? Do not include farmer's own work.	
Equivalent to months	
Advertising	
Baling	
Barrels, baskets, bags, egg cases	
Breeding fees	
Buildings, new	
Building repairs, roofing, paint, etc.	
Cash rent for acres	
Cash rent for pasturage, kind of stock No.	
Commissions, storage	
Freight, express, etc.	
Drains	
Hay, silage, stalks, straw	
Feeds, grains, bought for horses, cows, poultry, hogs, and sheep, including salt, beef scrap, grit, etc.	
Feed grinding	
Fence, wire, posts, staples, etc.	
Fertilizer	
Lime	
Manure	
Horseshoeing	
Insurance	
Lumber sawing	
Machinery, wagons, harness, other new equipment	
Machinery repairs, tires, plow points, sections, etc.	
Machines hired as drill, harvester, etc.	
Silo filling, corn shredding or husking	
Threshing	
Coal, oil, gasoline, etc., for farm use	
Twine	
Farm share of upkeep and operation of automobile	
Ice	
Milk hauling	
Milk bottles, cans, strainers, etc.	
Cow tester, acid, fees, etc.	
Registration fees	
Seeds, grass	
Other seeds, plants, trees	
Spray materials	
Stamps and stationery for farm use	
Telephone and toll for farm use	
Taxes, including school tax	
Veterinary, medicines, disinfectants	
Any other farm expenses	
Total	\$

MISCELLANEOUS RECEIPTS

Enter any money received for time or labor off the farm and for other things noted below.

Received for	Amount	Unit
Man labor off farm	days	\$
Team work off farm	days	
Machine work or use of machinery	days	
Jury, assessor, etc.	days	
Cash rent for land	acres	
Stock pastured, kind		
Boarding stock, kind		
Rent of buildings, kind		
Maple syrup, sugar	{ gals. lbs. }	
Lumber, posts, wood, etc.		
Insurance, kind		
Any other receipt		
Total miscellaneous receipts	\$	

CAPITAL

Note 6. If the year's labor and cash outlay on building fences, drains, etc. has not been sufficient to maintain the value of the farm, decrease the farm value at the end of the year. If more than enough has been done to maintain the value of the farm increase the farm value. Do not consider an increase or decrease that comes from a general change in land values.

Note 7. If the new machinery and repairs during the year have not been sufficient to maintain the value of the machinery, decrease the machinery inventory at the end of the year. If more than enough has been purchased or repaired to maintain its value, increase the machinery inventory.

Note 8. If there is a material change in the area of winter grain, fall plowing or other items, include value of these.

	Value at the beginning of the year	Value at the end of the year
Farm (read note 6 above)	\$	\$
Machinery, wagons, harness, etc. (read note 7 above)		
Feed, seed and supplies (read note 8 above)		
Livestock (from page 2)		
Totals	\$	\$

Note 9. If the total capital at the end of the year is larger than at the beginning of the year, the increase is counted as a receipt, if smaller the decrease is counted as an expense. Find the increase or decrease and enter in the summary below.

Note 10. Find the average of these two totals and enter as average capital in the summary below.

SUMMARY

Average capital (read note 10 above)	\$
Receipts:	
Increase of capital (read note 9 above)	\$
Crops (page 1)	
Livestock sold (page 2)	
Livestock products (page 2)	
Miscellaneous (page 2)	
Total receipts	\$
Expenses:	
Decrease of capital (read note 9 above)	
Livestock purchased (page 2)	
Farm expenses (this page)	
Total expenses	\$
Income from capital and operator's labor (subtract expenses from receipts)	
Interest on average capital at 5%	
Labor income	\$

Definition. Labor income is what a farmer receives for his year's work above interest on his investment and all farm expenses, and in addition to having a house to live in and farm products to use in the house.

PERSONAL HISTORY: Age.....		Birthplace.....			
Birthplace of parent: Father.....		Mother.....			
Number in family at home.....		Ages of boys.....		girls.....	
Children (not at home)	Boy	Boy	Boy	Girl	Girl
Year leaving.....					
Age leaving.....					
Occupation entered.....					

EMPLOYMENT HISTORY

UNPAID LABOR RECORD

De	Years	Age	Occupation	Location	Months worked	Value	
						Wage	Board
.....	Operator . .	\$.....	\$.....
.....	Wife . . . .	.....	.....
.....	Son . . . .	.....	.....
.....	Son . . . .	.....	.....
.....	Here . . .	Daughter..	.....	.....

FAM FINANCES Beginning: Capital invested — Farm \$.....Mchy \$.....
 Liestock \$.....Auto \$..... Household goods \$..... Total \$.....
 Dbt \$..... Other property owned \$.....
 Was farm vacant when you moved on?..... How long had it been vacant?.....
 How much money have you put into buildings?.....land?.....
Now: Capital invested — Farm \$..... Machinery \$..... Livestock \$.....
 Auto \$..... Household goods \$..... Total \$..... Debt \$.....
 Other property owned \$..... Insurance \$.....

PRODUCTS FURNISHED BY FARM TOWARD LIVING

FARM TO OWN			FARM TO RENT		
Value	Make	Year	LIVING		
Auto.....	\$.....	Milk.....	qts.	\$.....
Tractor.....	Butter.....	lbs.	\$.....
Truck.....	Eggs.....	doz.	\$.....
Other.....	Poultry.....		\$.....
CASH LIVING EXPENSES			Potatoes.....	bu.	\$.....
Food \$.....		Beans.....	bu.	\$.....
Clothing \$.....		Apples.....	bu.	\$.....
BUILDINGS			Pork.....	lbs.	\$.....
Houses	Barns		Beef.....	lbs.	\$.....
Good.....	Veal.....	lbs.	\$.....
Fair.....	Wood.....	cds.	\$.....
Poor.....	Fish.....		\$.....
Unusable....	Game.....		\$.....
Gone.....	Other.....		\$.....

CASH LIVING EXPENSES

BUILDINGS

	Houses	Barns	Beef.....lbs.	\$.....
Good.....	Veal.....lbs.	\$.....
Fair.....	Wood.....cds.	\$.....
Poor.....	Fish.....	\$.....
Unusable.....	Game.....	\$.....
Gone.....	Other.....	\$.....

RECENT SALES OF OTHER FARMS IN AREA

[illegible]

BLANK USED FOR ALL OCCUPIED FARMS IN SOUTH BRADFORD, SUGAR HILL,
VIRGIL, AND SMYRNA AREAS

Land Utilization Blank (Occupied Farms)

Prepared by Department of Agricultural Economics and Farm Management, New York State College
of Agriculture, Cornell University, Ithaca, N. Y.

Owner's name.....Address.....
Operator's name.....Nationality.....Age.....
No. of years on this farm.....Where from.....
Previous occupation.....
No. in family at home.....Ages of boys.....girls.....

CROPS	Acres		Amount		Acres		Amount
	1927	1926			1927	1926	
Corn for grain . . .				Oats			
Fodder corn				Barley			
Potatoes				Wheat			
Field beans				Rye			
Buckwheat				Hay			
Oats and barley . . .							

Crops.....Pasture used.....(no.....kind.....no.....kind.....)
Woods.....(Marketable.....bd. ft.....%.....%.....%.....)

Farmstead, roads, and waste.....Crop and pasture land idle.....Total.....
Present area fenced and available for pasture.....Capacity in cows.....
Condition of fences.....Value of farm.....machinery.....

HOW OBTAINED: Purchased.....Traded.....Foreclosed.....Inherited.....Other.....

Present indebtedness.....Held by whom.....

Kind of outside work done.....

Time spent.....Return.....

LIVESTOCK		No.	Value			No.	Value
Cows				Brood sows			
Heifers				Boars			
Calves				Other hogs			
Bulls				Pigs			
Horses				Chickens			
Ewes				Ducks			
Bucks				Geese			
Lambs				Turkeys			

RECENT SALES OF ANY FARMS IN AREA

Year	Amount	Cash	Acres	Buyer	Seller	No. of years purchaser stayed	Present owner

